

NOTICE AND AGENDA

SOUTH OGDEN CITY COUNCIL MEETING AND COMBINED CITY COUNCIL/PLANNING COMMISSION WORK SESSION

Tuesday, April 21, 2015 – 6:00 p.m.

Notice is hereby given that the South Ogden City Council will hold their regular City Council Meeting, Tuesday, April 21, 2015, beginning at 6:00 p.m. in the Council Chambers located at 3950 So. Adams Avenue, South Ogden, Utah. The City Council will also meet with the Planning Commission in a work session following the regular City Council Meeting. Any member of the council may be joining the meeting electronically.

- I. **OPENING CEREMONY**
 - A. **Call to Order** – Mayor James F. Minster
 - B. **Prayer/Moment of Silence** -
 - C. **Pledge of Allegiance** – Council Member Brent Strate

- II. **PUBLIC COMMENTS** – This is an opportunity for comment regarding issues or concerns. No action can or will be taken at this meeting on comments made.
Please limit your comments to three minutes.

- III. **RECOGNITION OF SCOUTS AND STUDENTS**

- IV. **PRESENTATION**
 - A. University of Utah and Weber State University Students – 40th Street Project

- V. **CONSENT AGENDA**
 - A. Approval of March 17 and April 7, 2015 Council Minutes
 - B. Set Date For Public Hearing (May 5, 2015 At 6 Pm Or As Soon As The Agenda Permits) To Receive And Consider Comments On The Annexation Policy Plan As Recommended To The City Council By The Planning Commission (With Original Designated Areas 2, 5, And 6 Removed). Following the Public Hearing, The City Council May Amend The Planning Commission’s Recommendation And Re-Integrate Areas 2, 5 And 6, Or Portions Thereof, Back Into The Annexation Policy Plan For Final Adoption

- VI. **PUBLIC HEARING**
 - A. To Receive and Consider Comments on Proposed Amendments to the FY2015 Budget

VII. DISCUSSION / ACTION ITEMS

- A. Consideration of **Ordinance 15-11** – Amending the FY2015 Budget
- B. Consideration of **Resolution 15-16** – Amending the Employee Policy Manual
- C. Discussion on Annexation Policy Plan
- D. Discussion on Weber County’s Skyline Drive Extension Project

VIII. DEPARTMENT DIRECTOR REPORTS

- A. Chief Cameron West – Introduction of New Captain
- B. Chief Parke – Quarterly Ordinance Enforcement Report

IX. RECESS CITY COUNCIL MEETING AND CONVENE AS SOUTH OGDEN CITY ARTS COUNCIL

See separate agenda

X. ADJOURN SOUTH OGDEN CITY ARTS COUNCIL MEETING AND RECONVENE CITY COUNCIL MEETING

XI. REPORTS

- A. Mayor
- B. City Council Members
- C. City Manager – Conditional Use Permit
- D. City Attorney

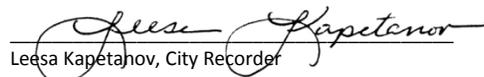
XII. ADJOURN CITY COUNCIL MEETING AND CONVENE INTO COMBINED CITY COUNCIL/PLANNING COMMISSION WORK SESSION

- A. Presentation and Discussion on Proposed Form Based Code

XIII. ADJOURN WORK SESSION

Posted and emailed to the State of Utah Website [April 17, 2015](#)

The undersigned, duly appointed City Recorder, does hereby certify that a copy of the above notice and agenda was posted at the Municipal Center (1st and 2nd floors), on the City’s website (southogdencity.com) and emailed to the Standard Examiner on April 17, 2015. Copies were also delivered to each member of the governing body.


Leesa Kapetanov, City Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting should notify the City Recorder at 801-622-2709 at least 48 hours in advance.

FINAL ACTION MAY BE TAKEN ON ANY ITEM ON THIS AGENDA



MEMORANDUM

Date: April 17, 2015
To: Mayor and City Council
From: Matthew J. Dixon, City Manager
Re: **April 21, 2015 Council Meeting**

A handwritten signature in black ink that reads "Matthew J. Dixon".

Below is a brief summary of the agenda items for your upcoming city council meeting. Please review this information as well as the staff reports and support materials contained within the packet. If you have any questions or need any additional information please let me know.

Presentation

Students from WSU and UU met with me several months ago and asked to do a study related to planning and development. They have been working under the direction of Jim McNulty, Strategic Planner for UTA and adjunct professor. Jim has been involved in our discussion regarding the 40th Street Project and thought they could help do some analysis for us. The students will be presenting their research during this presentation. A copy of their presentation has been included with your packet.

Discussion and Action Items

- *Ordinance 15-11 – Amending the City Budget.* This amendment incorporates changes requested by the city council to allocate additional monies to address some of the needs within the city parks. Once approved, staff will move forward in adding playground surfacing in all parks along with new swings. New slide pieces will be added where needed as well as section of broken playground boarder, deck pieces, etc.
- *Resolution 15-16 – Employee Personnel Manual Amendments.* This resolution amends Chapter 5 of the personnel policy manual to bring it into compliance with FBI's minimum security requirements in advance of an FBI audit that will be conducted in May and June of this year. These recommendations have been made by both the Police Department and IT. The changes address important network security requirements, access security issues dealing with the Criminal Justice Information Services, installation of software and hardware on city computer systems, and more

stringent password standards. Staff is also recommending the adoption of a new policy dealing with city-owned tablets and smart phones. Given the portable nature of these devices and with the increasing number of these devices being used to conduct city business, these policies provide a clear set of standards and rules that must be followed to protect both those using the device as well as the city.

- *Discussion of the Annexation Policy* – As requested by the City Council, the Planning Commission recently completed their recommendation regarding amendments to the city’s annexation policy plan. This will be the council’s first opportunity to review the Planning Commission’s recommendations and to decide what direction the council would like to go with the annexation policy. I’ve asked Planning Commission chair, Todd Heslop, to provide a report to the council regarding the Planning Commission’s recommendations. His report will be emailed early next week and will be added to the packet once it is received by staff. With the Planning Commission’s recommendations being completed, the council now has the opportunity to review the recommendations and decide what, if any, amendments the council would like to make to the city’s annexation policy plan. A public hearing will be scheduled before the city council at a future meeting on whatever policy plan the council wants to put forth.
- *Discussion on Skyline Drive extension project* – The Police Department completed their review Skyline Drive. They were asked to consider the county’s project and its impacts to the South Ogden portion of Skyline Drive. Specifically, they were asked whether the three-way stop at Skyline and Cedar Lane should remain or should be taken out. Their conclusion is that due to the curvature of the road this three-way stop should remain “as is.” Chief Parke will be in attendance to answer any questions the council may have about their review and recommendation. This agenda item will also allow you to discuss what, if any, concerns you may want to be sure are addressed with Weber county as their project moves forward.

Department Reports

Both Chief Parke and Chief West will be taking a few minutes to address the council. Chief West will be introducing a new Captain who is replacing James Osgood and Chief Parke will be providing a quarterly report on the city’s code enforcement efforts for the last quarter.

South Ogden Arts Council

As you recall, the council approved the creation of an Arts Council for South Ogden City. You all now have one additional hat to wear as you serve the citizens of South Ogden. Prior to RAMP grants for arts and museums to be submitted for funding, they must first be reviewed by an arts council. For many years the city has utilized the Weber Arts Council. Now the South Ogden Arts Council will be able to review and approve these grant applications on behalf of South Ogden City. We are learning as we are going about how this all

works. As you know, grant applications were due on Friday, April 17. Because the deadline for the grant applications came prior to our ability to hold our first official Arts Council Meeting, Jill emailed each of you this year's applications and asked, via a phone call, for your support of this year's applications. For this first meeting, the council will be ratifying the council's approval of this year's RAMP grants for the arts. These meetings will run very much like the CDRA meetings run, meaning you will adjourn the regular city council meeting and convene as the South Ogden Arts Council.

Work Session

This work session will be a combined meeting with the planning commission and IBI (form-based code consultants). IBI will walk us through the draft form-based code and show us what they have constructed based on the information they gathered at the previous combined work session several months ago. Please take the time to review the draft code and come prepared with any questions you have for IBI.

Other Business

- **Budget** – Beginning in May we will be diving into the FY2016 budget. This will involve work sessions to discuss all city funds (Governmental and Enterprise Funds). We will be working to prioritize the many needs and projects we want to see happen and to be sure the council's strategic plan goals get the necessary financial resources. We will have the month of May and June to complete the FY2016 budget.
- **40th Street** – I just received the Zions Bank report that talks about the economic impacts of the various street widths that could possibly be acquired for 40th (84', 96', 106'). I will be reviewing this report with Zions next week and I anticipate there will be an agenda item on your next meeting for you to decide what width you want to move forward with. This will allow the project to keep moving forward. We are still planning on design in 2016 and construction in 2017.

40th Street Transit Feasibility Study

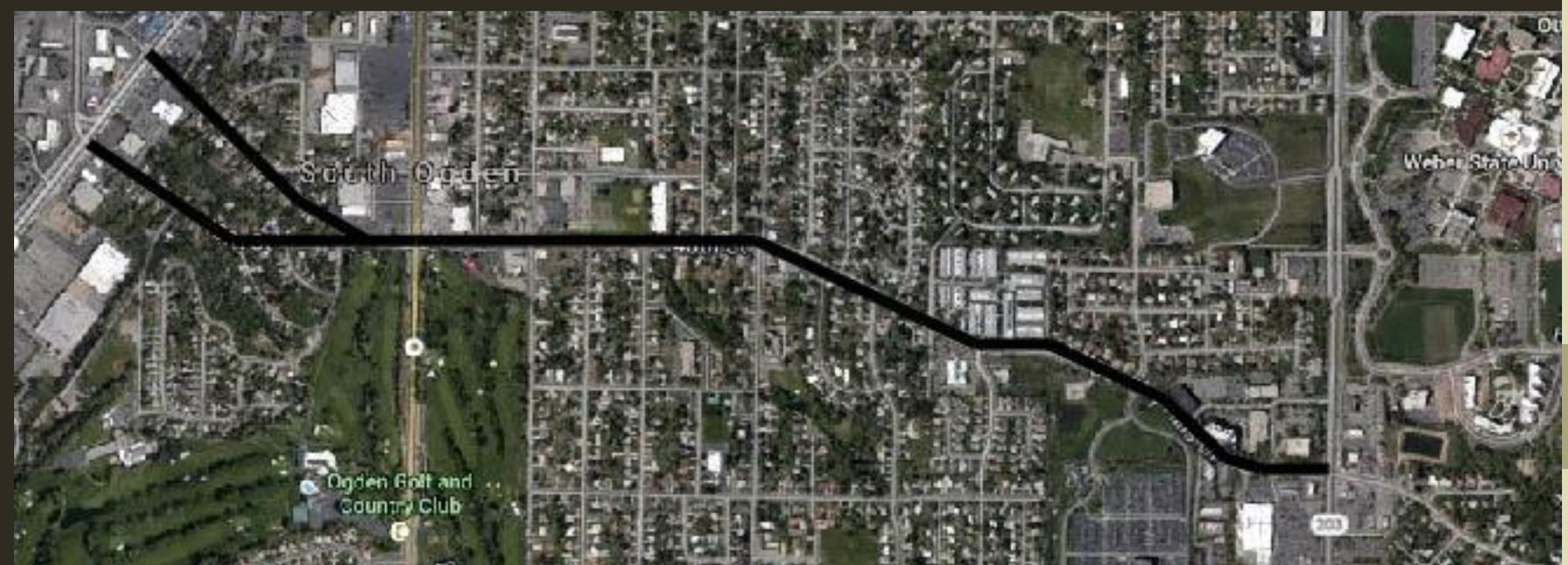
Max Backlund

Mike Mason

Shane Turnbow

Kyle Beswick

Sam Stout





Potential Transit Hub
(General Location)

Newgate
Mall

Possible connection to
Washington St. corridor

To Dee Events Center
and WSU ->

McKay-Dee
Hospital

-  Study area
-  Prospective alignment
-  Connectivity zone

Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Project Goals

Natural Environment

- GOAL: Ensure environmental safety of proposed development
- GOAL: Ensure environmental sustainability of proposed development

Built Environment

- GOAL: Promote redevelopment and development potential

Transportation

- GOAL: Alleviate automobile traffic in travel corridor and surrounding areas by encouraging reliance on public transit

Socio-Economics

- GOAL: Conform to the demographic needs of the corridor residents, including future demographic projections

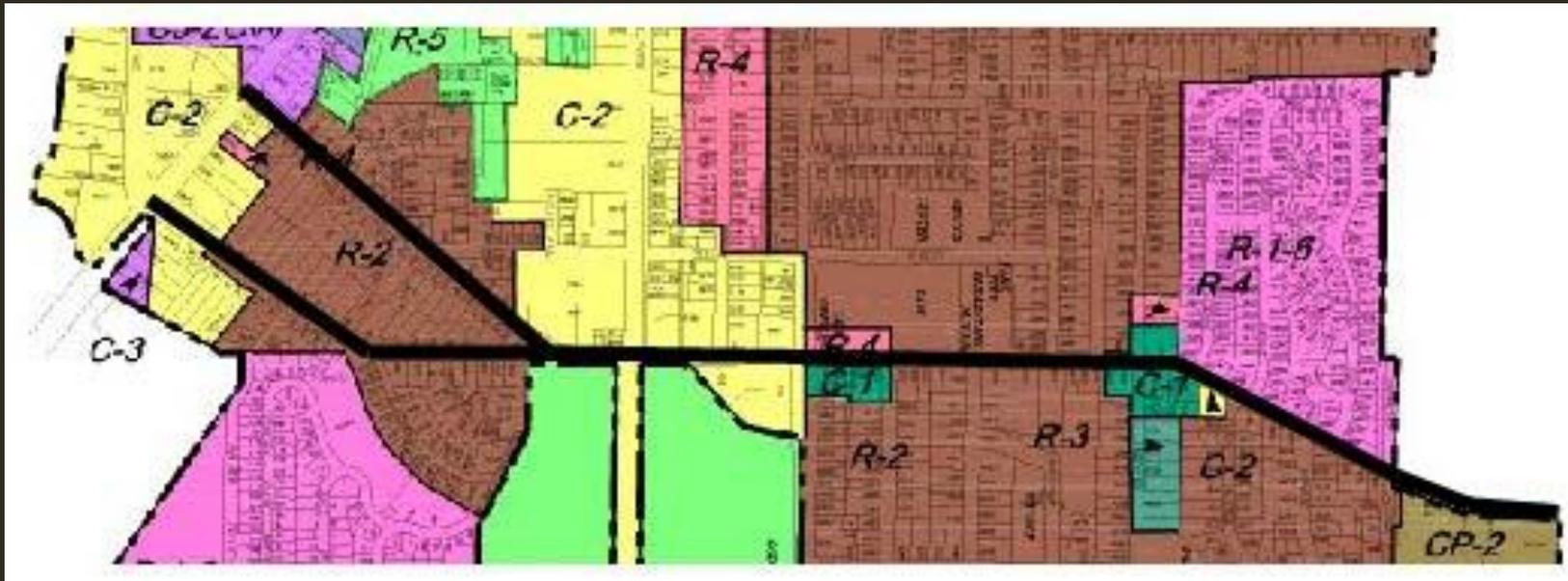
Built Environment



Built Environment



Built Environment



Transportation

- Two lane: 30%
- Three lane(2 EB, 1WB): 20%
- One-way split (2-lane no shoulder): 20%

40th street



vs.

Washington Blvd.



2011 Traffic Count:	21,800 (Average Annual Daily Traffic)
2006 Traffic Count:	27,885 (Average Annual Daily Traffic)

2011 Traffic Count:	23,470 (Average Annual Daily Traffic)
2006 Traffic Count:	24,660 (Average Annual Daily Traffic)

Socio-Economics

Area		Population	% of Weber County Per City	Age	Renters	Owners
Weber County	2013	233,871	N/A	31.3	27.5%	72.5%
	2000	196,533	N/A	29.3	25.1%	74.9%
South Ogden	2013	16532 (7.10%)	7.10%	32.5	31.1%	68.9%
	2000	14,337	7.30%	33.7	23.3%	76.7%
Ogden	2013	83,363	35.64%	30.2	42.3%	57.7%
	2000	77,226	39.29%	28.6	38.8%	61.2%
Riverdale	2013	8,476	3.62%	33.3	31.0%	69.0%
	2000	7,656	3.90%	29.4	28.5%	71.5%

Socio-Economics

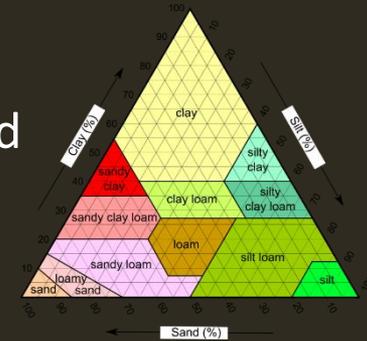
Area		White	Hispanic	Black	Asian	Native American	Multi-Race	Pacific Islander
Weber County	2010	85.20%	16.70%	1.40%	1.30%	0.80%	3.00%	0.30%
	2000	87.70%	12.60%	1.40%	0.10%	0.80%	2.10%	0.20%
South Ogden	2010	87.50%	12.80%	1.40%	1.30%	0.60%	3.20%	0.30%
	2000	91.50%	7.30%	0.70%	1.50%	0.20%	2.10%	0.30%
Corridor	2010	88.90%	12.60%	1.40%	0.04%	0.03%	0.04%	NA
	2000	93.50%	8.50%	1.10%	0.70%	0.30%	0.03%	NA
Ogden	2010	75.20%	30.10%	2.20%	1.20%	1.40%	3.70%	0.30%
	2000	79.00%	23.60%	2.30%	1.40%	1.20%	2.90%	0.20%
Riverdale	2010	87.70%	12.80%	1.30%	1.60%	0.80%	2.80%	0.50%
	2000	98.00%	6.40%	1.50%	1.40%	0.60%	2.00%	0.30%

Socio-Economics

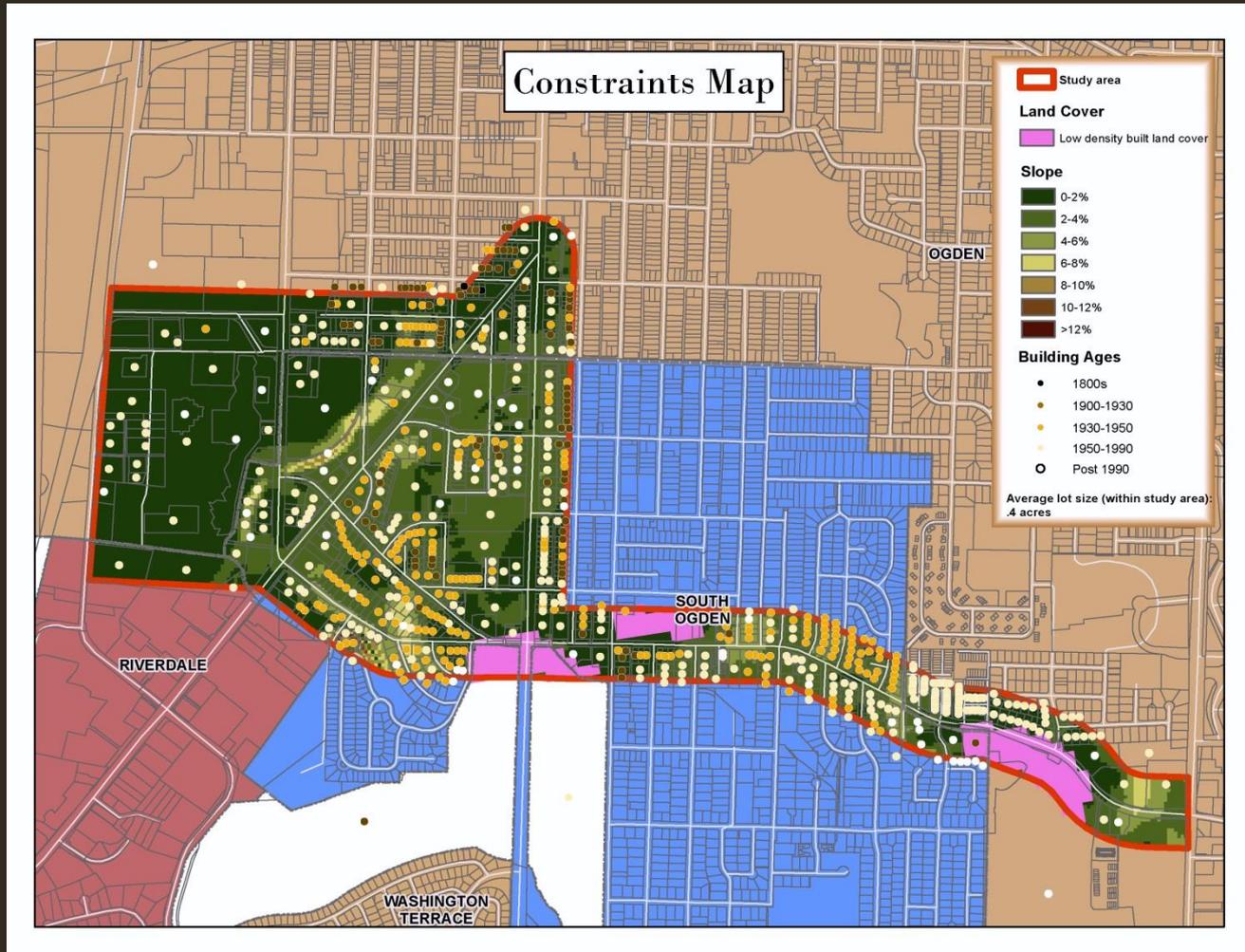
Area		House/Condo Value	Household Income	Unemployment Rate	Below Poverty
Weber County	2013	\$174,900	\$54,974	5.30%	9.30%
	2000	NA	\$44,014	4.10%	6.90%
South Ogden	2013	\$169,400	\$53,012	5.40%	9.60%
	2000	NA	\$46,794	2.50%	3.10%
Corridor	2013	\$149,984	\$49,643	3.50%	8.80%
	2000	NA	\$44,543	2.00%	4.20%
Ogden	2013	\$127,200	\$41,031	6.90%	16.90%
	2000	\$131,200	\$34,047	5.70%	12.60%
Riverdale	2013	\$156,00	\$52,961	5.00%	12.10%
	2000	NA	\$49,453	3.60%	6.90%

Natural Environment: Soil

- Soil Types (% of study area)
 - Loam, silt loam, loamy fine sand, gravelly fine sand
- Slope
 - Mostly 0-4% with a few regions between 6-8%
- Land Cover
 - Mostly developed open space – high intensity with a few low intensity regions
- Seismic
 - Liquefaction potential is moderate
- Other
 - Air quality and water quality are a concern for the region



Constraints Map



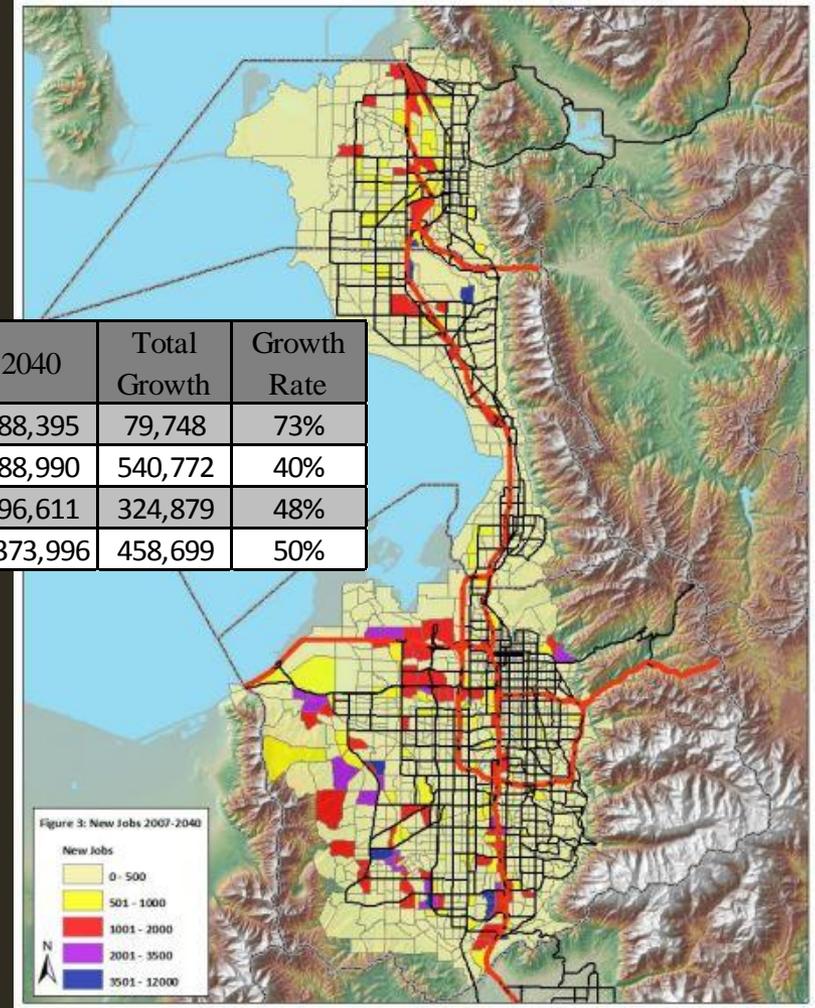
Future Data Projections

Area		Population	Growth Rate	Area		Population	Growth Rate
Weber County	2000	196,533	NA	Riverdale	2000	7,656	NA
	2013	233,871	19.00%		2013	8,475	10.70%
	2020	271,339	16.02%		2020	8,962	6%
	2040	363,671	34.03%		2040	9,047	0.95%
South Ogden	2000	14,337	NA	Washington Terrace	2000	8,551	NA
	2013	16,532	15.31%		2013	9,108	6.51%
	2020	16,893	2.18%		2020	10,784	18.40%
	2040	17,208	1.86%		2040	14,000	29.82%
Ogden	2000	77,226	NA	40th Street Corridor	2000	8,513	NA
	2013	83,363	7.95%		2013	8,827	3.69%
	2020	87,980	5.54%		2020	8,996	1.91%
	2040	106,186	20.69%		2040	9,479	5.37%

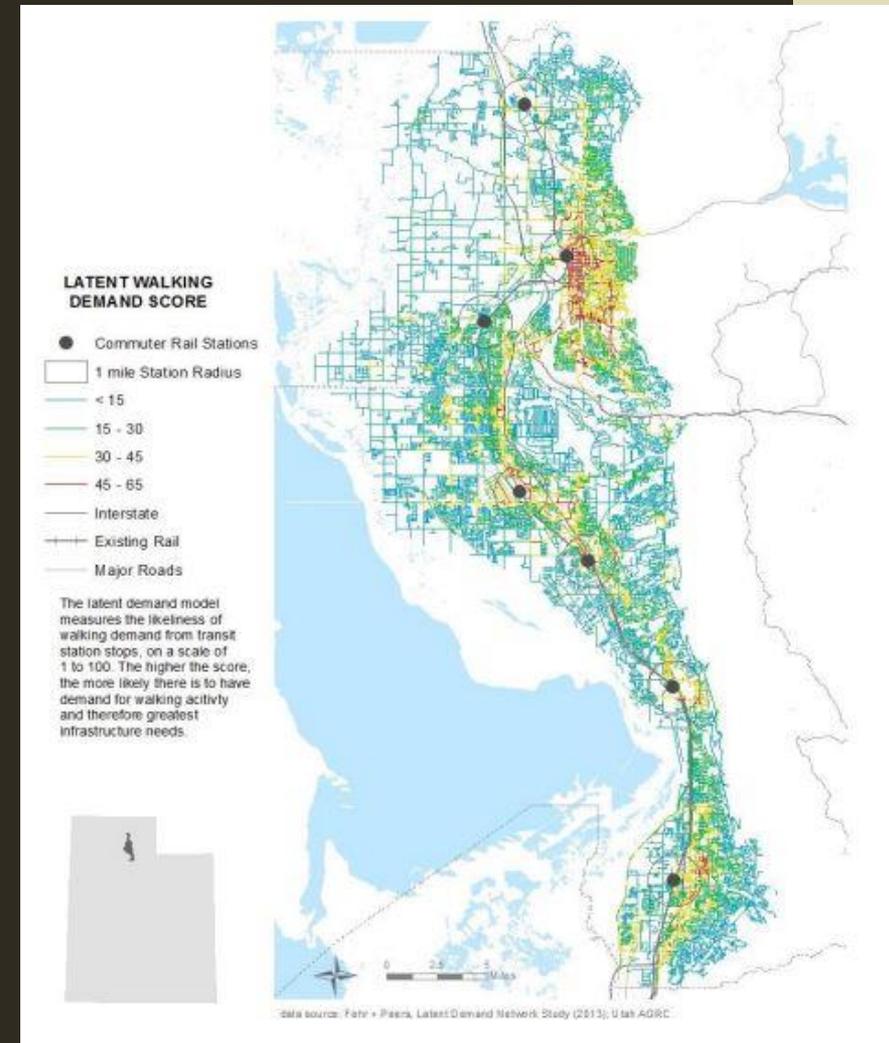
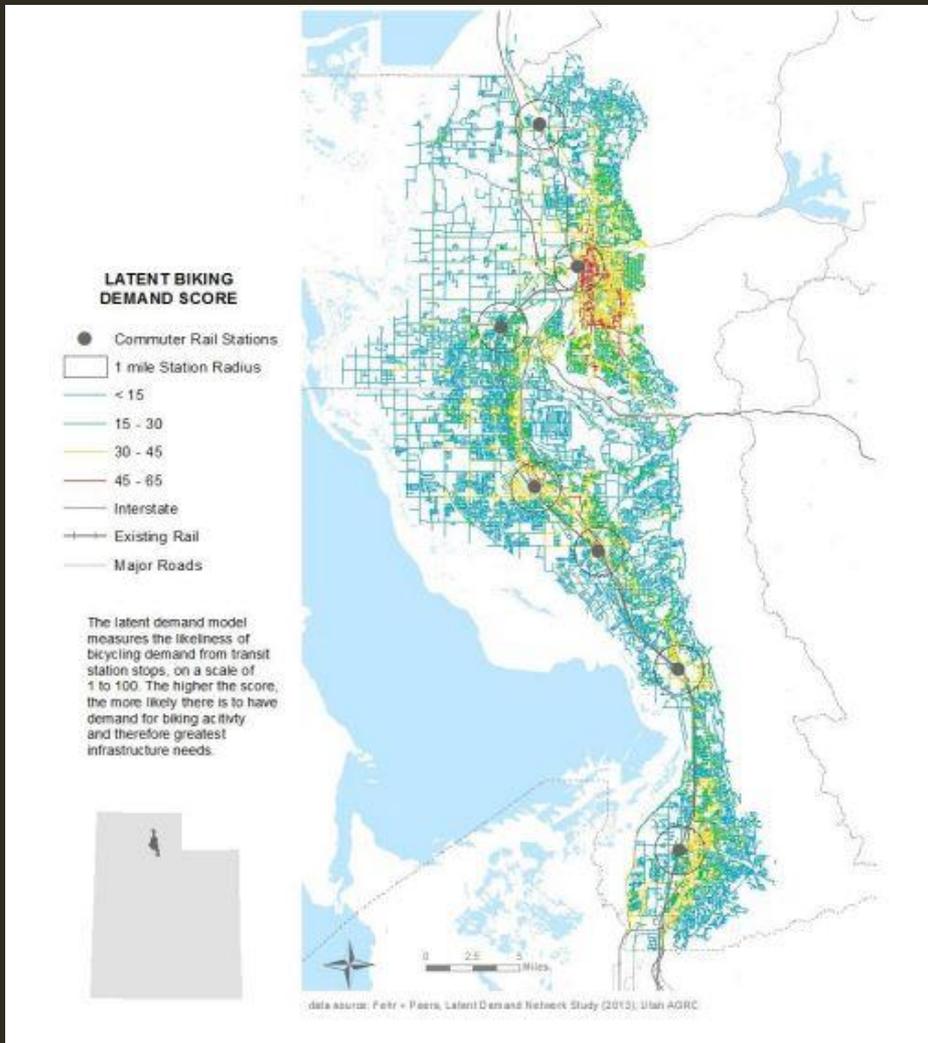
Source: Wasatch Front Regional Council, "Resources: Data." Retrieved http://www.wfrc.org/new_wfrc/index.php/resources/d

Future Data Projections

Employment	2007	2015	2020	2025	2030	2035	2040	Total Growth	Growth Rate
Weber	108,647	129,138	139,530	150,030	162,148	174,910	188,395	79,748	73%
Davis	134,918	166,499	175,583	181,062	184,437	186,840	188,990	540,772	40%
Salt Lake	671,732	764,384	804,049	843,993	892,183	942,882	996,611	324,879	48%
Total	915,297	1,060,021	1,119,161	1,175,085	1,238,768	1,304,632	1,373,996	458,699	50%



Future Data Projections



Key Findings

- The corridor includes important connectivity zones
- Zoning is restrictive
 - Land use and demographics are less supportive of transit
- Commercial land uses in the area are ready for redevelopment – 7 acres of redevelopable land
- Population and Employment growth rates will increase over time, with smaller households and more renters
- Walking and biking rates increase near transit stations

Preferred Plan



Preferred Plan



Structure Plan

Figure 2-8

South Ogden City
General Plan Update



January 2008

Implementation Strategies

Step 1: Zoning Changes and Design Guidelines

Options for Facilitating New Development

Figure 2-6

Duplex Example



Town Home Example



Twin Home Example



South Ogden City
General Plan Update



January 2008

Implementation Strategies

Step 2: Site Planning

Old Town Center Detail

Figure 2-11



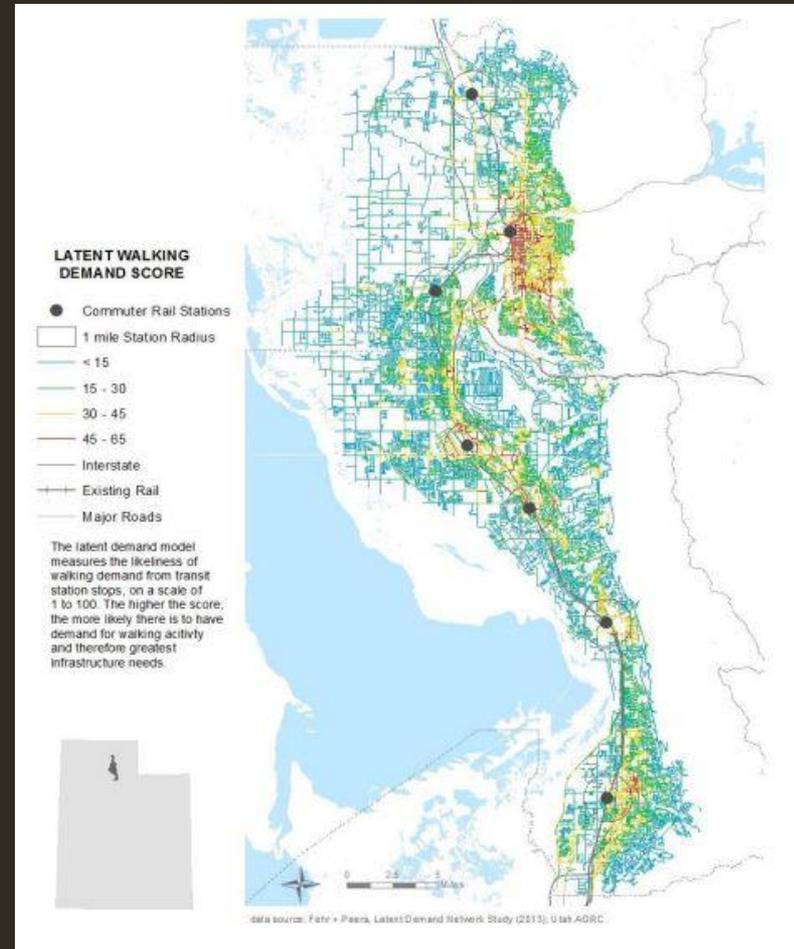
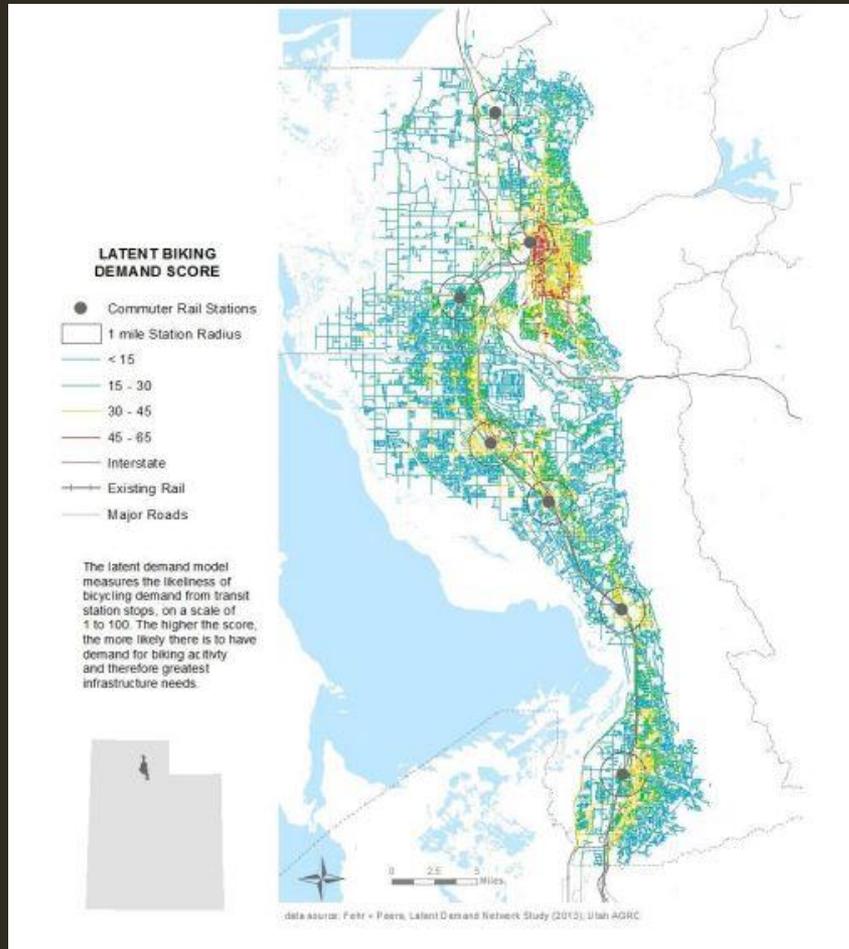
South Ogden City
General Plan Update



January 2008

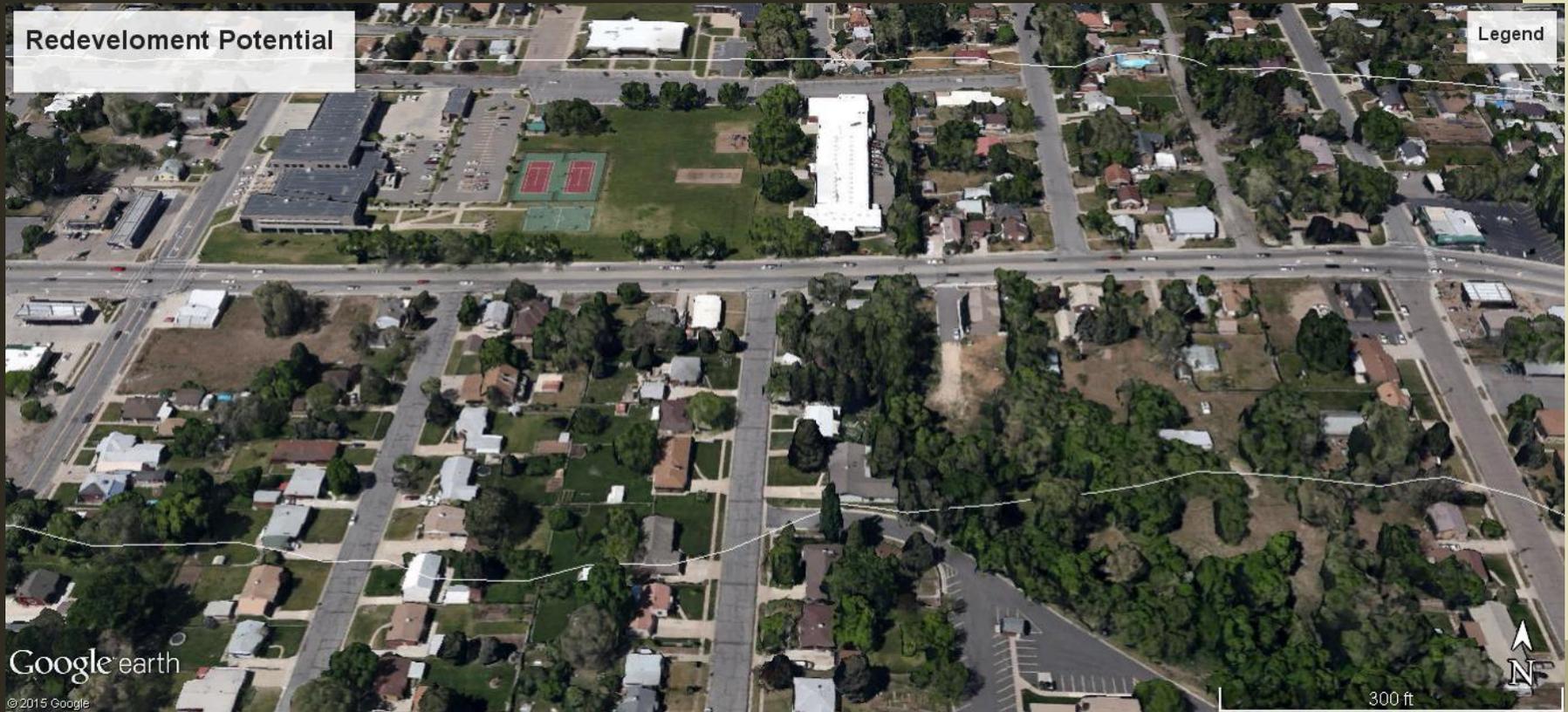
Implementation Strategies

Incorporate walking and biking



Implementation Strategies

Step 3: Financing and Development



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**MINUTES OF THE
SOUTH OGDEN CITY COUNCIL MEETING
Tuesday, March 17, 2015 – 6:00 p.m.
Council Chambers, City Hall**

COUNCIL MEMBERS PRESENT

Mayor James F. Minster, Council Members Sallee Orr, Wayne Smith, Brent Strate, Russ Porter and Bryan Benard

COUNCIL MEMBERS EXCUSED

Council Member Smith

STAFF MEMBERS PRESENT

City Manager Matt Dixon, City Attorney Ken Bradshaw, Parks and Public Works Director Jon Andersen, Chief of Police Darin Parke, Fire Chief Cameron West and Recorder Leesa Kapetanov

CITIZENS PRESENT

Jim Pearce, Jared Andersen, Jerry Cottrell, Cathy McKitrik, Jonathon Floyd, Brevan Benard, Conlin Harwood, Marissa Gonzales

I. OPENING CEREMONY

A. Call to Order

Mayor James F. Minster called the meeting to order at 6:04 pm and entertained a motion to convene.

Council Member Benard moved to convene as the South Ogden City Council, with a second from Council Member Porter. In a voice vote Council Members Strate, Orr, Porter and Benard all voted aye.

B. Prayer/Moment of Silence

The mayor led those present in a moment of silence.

C. Pledge of Allegiance

Council Member Orr directed everyone in the Pledge of Allegiance.

Mayor Minster excused Council Member Smith and then informed everyone the agenda would be amended to eliminate the work session on the form-based code. It would be rescheduled for another meeting. He then indicated it was time for public comment and invited those who wished to speak to come forward.

II. PUBLIC COMMENTS

There were no comments from the public.

48 **III. RECOGNITION OF SCOUTS/STUDENTS PRESENT**

49 The mayor then invited any scouts or students in attendance to come forward. Two students from
50 Bonneville High School, Brevan Benard and Jonathon Floyd, came forward. They were members of
51 the Youth City Council. Council Member Porter presented each with a South Ogden City pin.

52

53

54 **IV. PRESENTATION**

55 **A. Weber County - Plans for Skyline Drive**

56 Jared Andersen from Weber County introduced himself. He gave members of the Council
57 a handout (see Attachment A) showing the scope of the project. Mr. Andersen said the
58 project to complete Skyline Drive was being undertaken by both Weber County and Ogden
59 City, and both had received grants from WACOG to help with the project. He explained
60 the main intersections affected in South Ogden City were those where Skyline Drive
61 intersected with Cedar Lane and Wasatch Drive; Highway 89 would also be affected,
62 however it was a UDOT controlled road. Mr. Andersen said he was there to take note of
63 the concerns the city had about the project. He realized the project would bring more
64 traffic onto the road and he had a concern for pedestrian safety. The council expressed
65 their concern of increased traffic along the road, especially the increase of young drivers
66 who would use the new thru road to get to Weber State University. The increase in use
67 would coincide with the time students would be using the crosswalks to get to school at
68 Uintah Elementary. They also pointed out many Shadow Valley students had boundary
69 exceptions and attended Weber County schools such as Uintah Elementary, South Ogden
70 Junior High and Bonneville High School, all of which would increase traffic on the road as
71 well once it goes through. Mr. Andersen said traffic projections had been made, but they
72 ranged between 4,000 and 7,000 cars per day; it would be difficult to know what the
73 increase would be until the road was actually opened. He did say the speed limit would
74 remain at 25 mph. The council expressed their concern about the intersections of Fashion
75 Pointe Drive and Skyline Drive as well as Combe Road and Harrison Boulevard and how the
76 increased traffic would affect them. Mr. Andersen said he had just received a traffic report
77 for those intersections that he would forward to City Manager Dixon. He said Weber
78 County hoped to begin the project in late summer.

79 Council Member Porter commented the project was going to happen regardless of their
80 concerns, so the City needed to make sure that all crosswalks were clearly marked, traffic
81 signs were in place and strict enforcement of the speed limit was done from the very
82 beginning. Council Member Strate asked if the city was responsible for determining how
83 best to handle the increased traffic at its intersections affected by the project, or if they
84 became a part of the project and Weber County would take on that responsibility since the
85 traffic impacts were a result of their project. Mr. Andersen said the County and the City
86 needed to work together, and the meeting that night was a step in the right direction.

87 There was then some discussion on the WACOG funds for the underpass on Highway 89 and
88 who was responsible if a project went over budget. They also discussed putting bike trail
89 striping on Skyline Drive. There were no more concerns from the council.

90

91 **V. DISCUSSION / ACTION ITEMS**

92 **A. Consideration of Ordinance 15-08 - Amending Title 10, Chapter 21 of the City Code**
93 **Having to Do With Political or Campaign Signs**

94 Mayor Minster asked City Manager Dixon to address this item. Mr. Dixon explained that
95 due to the council's decision to hold a by-mail election, it was necessary to adjust the time
96 when campaign signs were allowed to be put out. The current code allowed 30 days
97 before the election, but residents would be receiving their ballots as early as 30 days before

98 the election. The time could be expanded to as many as 60 days, but should not be less
99 than 30; it was up to the council to determine.
100 Council Member Porter suggested 45 days was a good number; it allowed the campaign
101 signs to be up for two weeks before the ballots were received and kept down the time of
102 "visual clutter". Council Member Orr also suggested campaign signs be limited to specific
103 areas in the city, but that would be a discussion for another time. It was the consensus of
104 the council that campaign signs be allowed 45 days before the election. The mayor called
105 for a motion.

106
107 **Council Member Benard moved to adopt Ordinance 15-08 with the amendment of 45**
108 **days. The motion was seconded by Council Member Strate. There was no further**
109 **discussion. The mayor called the vote:**

110		
111	Council Member Benard-	Yes
112	Council Member Strate-	Yes
113	Council Member Porter-	Yes
114	Council Member Orr-	Yes
115		

116 **Ordinance 15-08 was adopted.**

117
118
119 **B. Consideration of Ordinance 15-09 – Amending the Public Works Standards**

120 City Manager Dixon said the Public Work Standards were currently incorporated into the
121 city code, but this document would separate them from it. Parks and Public Works
122 Director Jon Andersen added that having the Public Works Standards as a stand-alone
123 document would be very advantageous for both his department and those who worked with
124 the city. He pointed out a few changes had been made to the standards, including public
125 right-of-way permits, some out-of-date terms, removal of secondary water standards (the
126 city does not provide secondary water), street lighting requirements, (LED lighting is now
127 required), street sign requirements, pedestrian access ramps on roads to comply with ADA,
128 and increased driveway widths from 34 to 36 feet.

129 Council Member Orr asked if this addressed road cuts. Mr. Andersen said his department
130 was looking at the road cut fees and the fees would be assessed according to the age of the
131 road and other factors. The Public Works Inspector would inspect the roads after a road
132 cut was made to make sure they were repaired according to the standards the City had
133 adopted. Council Member Strate asked about the cul-de-sac specifications and if these
134 standards altered the distance into a subdivision a terminal road could extend. Mr.
135 Andersen said he did not know if that specific requirement had been changed or not but the
136 distances were based on the American Public Works Standards. There were no more
137 questions. Mayor Minster called for a motion concerning the ordinance.

138
139 **Council Member Porter moved to adopt Ordinance 15-09, amending the Public Works**
140 **Standards. Council Member Benard seconded the motion. The mayor asked if there**
141 **were further questions.** Council Member Strate asked if they could wait until the next
142 meeting to adopt the standards; he wanted to make certain they were adopting the best
143 standards. Council Member Porter asked what his concerns were; was it traffic, turn
144 around for emergency vehicles? Council Member Strate said those were both issues he
145 was concerned about. Council Member Benard suggested they pass the ordinance and
146 instruct staff to look at those issues; if it needed to be changed, they could amend it later.
147 There were no further questions or issues. **Mayor Minster made a roll call vote:**

148		
149	Council Member Porter-	Yes
150	Council Member Benard-	Yes

151 Council Member Orr- Yes
152 Council Member Strate- Yes
153

154 The Public Works Standards were adopted.
155
156

157 C. **Discussion on City Logo**

158 Greg Lowe and Sam Demastri were present from Jibe Media to present some logo concepts.
159 Mr. Lowe gave a brief overview about how to evaluate a logo properly. Mr. Demastri then
160 presented the logos he had prepared (see Attachment B), showing each one in different
161 views and colors. He also explained some of the color theory behind the logos. The
162 Council discussed the various logos and what they liked and disliked. They determined
163 they liked options #1 and #4 the best but would like to see some variations on them; they
164 also asked that the color palette from the water tanks be used as much as possible.
165
166

167 VI. **DEPARTMENT DIRECTOR REPORTS**

168 A. **Parks & Public Works Director Jon Andersen – Project Update**

169 Mr. Andersen reported the bid for the Chip and Seal Street Project would close tomorrow at
170 2 pm. The award of the bid would be on the next meeting’s agenda. Other road projects
171 were still in the design phase.

172 Staff had received confirmation that the deadline to apply for sidewalk grants was April 10,
173 2015. They were planning on applying for grants for sidewalks in the Mar Lon Hills
174 Elementary School area and on Burch Creek Drive.

175 Mr. Andersen then reported the City had not received any RAMP funding for projects they
176 had submitted for. There were 37 applicants asking for a total of 2.7 million dollars, but
177 only \$980,000 was available. The RAMP Committee used a point system to determine who
178 received the funding; South Ogden had scored 82 on the point system, but nothing below 88
179 points had been funded.

180 Mr. Andersen then gave the council a handout (see Attachment C) showing costs for
181 playground improvements. He reviewed the handout, giving details of the various costs.
182 Council Member Strate asked if there wasn’t a maintenance line item in the budget for the
183 parks. Mr. Andersen said there was, but it was not adequate. Three of the playgrounds
184 were over 20 years old; the normal lifespan of playground equipment was 10 to 15 years.
185 He then reviewed what was left in the parks budget for playground improvements. He
186 explained that replacing equipment would require that the playgrounds themselves also
187 become ADA compliant.

188 Council Member Strate said the city needed a long term maintenance plan for the parks.
189

190 VII. **REPORTS**

191 A. **Mayor** – announced that South Ogden City had received “Tree City” recognition. He also
192 announced it was “March for Meals” and meals would be delivered to senior clients; anyone
193 who would like to help out would be greatly appreciated.

194 The mayor concluded by reporting he and City Manager Dixon had attended a conference
195 sponsored by Zion’s Bank concerning the economic forecast for the state.
196

197 B. **City Council Members**

198 **Council Member Orr** – announced a Town Hall Meeting would be held tomorrow night at
199 Bonneville High School. She also was interested in licensing cats and wondered if she
200 should speak to Chief Parke about it or request that it be put on the agenda. The mayor
201 suggested staff look into the matter. She also wanted to look at how other cities had

202 defined things under “reasonable accommodation”. She was concerned about the
203 definitions of “institution” and “domicile” as well. She would like to see how other cities
204 have defined them and add them to our code.

205
206 **Council Member Benard** – nothing to report.

207
208 **Council Member Strate** – announced that Communities That Care were at the play last
209 night.

210
211 **Council Member Porter** – nothing to report.

212
213
214

215 C. **City Manager** – asked the council for clear direction on the playground equipment; the city
216 currently had no money in the budget allocated for the repairs that needed to be made. If
217 the council wanted to do something sooner than next year’s budget would allow, they
218 would need to amend the current year’s budget.
219 The council discussed the matter and determined they would like to do the repairs outlined
220 in that evening’s handout from Mr. Andersen and do a budget amendment to allocate the
221 money.

222 City Manager Dixon then reported the Planning Commission had held a public meeting the
223 previous Thursday concerning the Annexation Policy Plan. Many people had attended the
224 meeting thinking it would be a public hearing and they would be able to comment, however
225 the meeting only allowed affected entities such as Uintah Highlands Water Improvement
226 District, Weber Fire District, Weber County, and neighboring cities to comment. After
227 hearing comment from the different entities, the Planning Commission had determined to
228 remove Areas 2,5 and 6 (Stephen’s property and Uintah Highlands). The public hearing
229 would be held on the Annexation Policy Plan without those areas included. However, the
230 Annexation Policy Plan would then come to the Council who were also required to have a
231 public hearing and the Council would have the final say.

232 Mr. Dixon then reported on the economic conference they had attended. Utah was doing
233 very well in all areas compared to the nation. The economist had described the economy
234 as “stable and growing”.

235 He then reminded everyone of the Easter Egg Hunt on April 5. He also reported staff was
236 putting a reporting process in place whereby the council would be made aware on a
237 monthly basis of any significant building permits issued.

238 The council then asked several questions concerning the Annexation Policy Plan, including
239 noticing and the process to adopt it.

240
241 D. **City Attorney Ken Bradshaw** – not present.

242
243

244 **III. RECESS CITY COUNCIL MEETING AND CONVENE INTO AN EXECUTIVE SESSION**

245 A. **Pursuant to UCA §52-4-205 1(c) to discuss pending or reasonably imminent litigation**

246 B. **Pursuant to UCA §52-4-205 1(d) to discuss the purchase, exchange, or lease of real**
247 **property**

248
249 It was determined it was not necessary to hold the executive session.

250
251
252 **IX. ADJOURN EXECUTIVE SESSION, RECONVENE CITY COUNCIL MEETING, ADJOURN CITY**
253 **COUNCIL MEETING AND CONVENE INTO COMBINED COUNCIL/PLANNING COMMISSION**
254 **WORK SESSION**

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A. Presentation/Discussion on Form Based Code

Mayor Minster had announced earlier that this agenda item would not take place and indicated he would entertain a motion to adjourn the meeting.

X. ADJOURN

Council Member Porter moved to adjourn city council meeting. The motion was seconded by Council Member Orr. The vote was unanimous in favor of the motion.

The meeting adjourned at 8:40 pm.

Not Approved

I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Council Meeting held Tuesday, March 17, 2015.


Leesa Kapetanov, City Recorder

Date Approved by the City Council _____

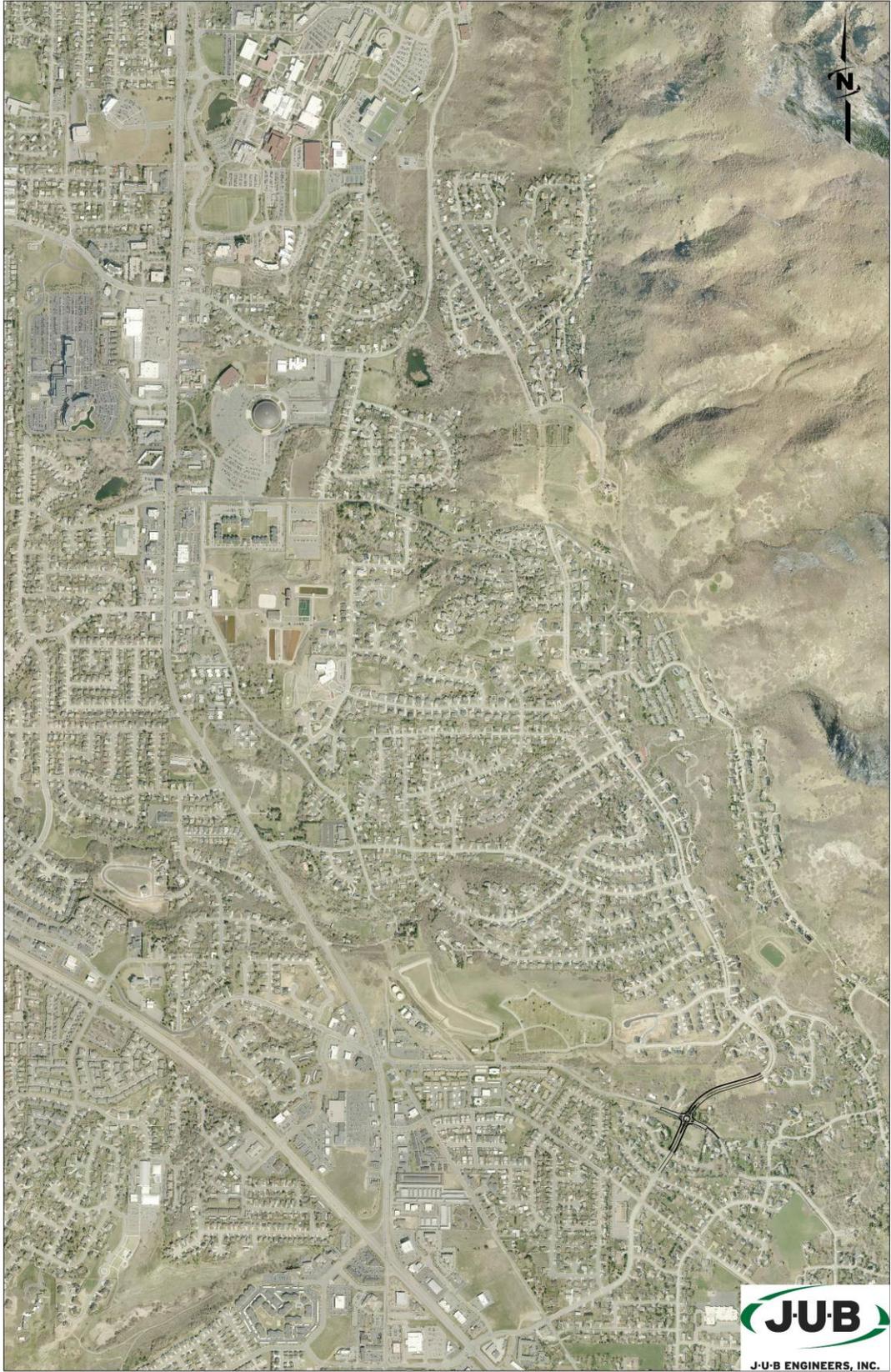
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Not Approved

Attachment A
Handout for Skyline Drive Road Project







Attachment B
Logo Presentation by Jibe Media

Not Approved

South Ogden

Logo Concepts

March 17, 2015

What is a logo?

A distinctive symbol of a company, object, publication, person, service, or idea.

No.



Qualities of great logo design

“The only mandate in logo design is that they be **distinctive, memorable & clear.**”

–Paul Rand



Evaluating a logo

Remove personal preference

Consider the audience

Avoid tendency to mix and match

Elements have been paired for a reason

Don't look for literal explanation

Identify, don't explain

Respect design principles

Design aesthetic is not purely subjective

Not

Concept #1

.....

- Water towers
- House
- Cloud/tree
- Negative space
- Clever 2-in-1 interplay
- Traditional type
- Friendly/inviting



South Ogden

Concept #1



South Ogden



South Ogden

No. 1

Concept #1



Concept #1



No. 1

Concept #2

- Idyllic landscape
- House
- 'S'-shaped creek
- Clever 2-in-1 interplay
- Negative space
- Friendly/inviting



SOUTH
OGDEN

Concept #2



SOUTH
OGDEN



SOUTH
OGDEN

No. 2

Concept #2



Concept #2



No. 2

Concept #3

- House
- Clouds
- Utah shape
- Clever 2-in-1 interplay
- Negative space
- Simplicity
- Traditional type
- Friendly/inviting



South Ogden

Concept #3



South Ogden



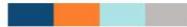
South Ogden

No. 1

Concept #3



Concept #3



No. 1

Concept #4

.....
House
Sun
Mountains
Simplicity
Bold
Memorable
Friendly/inviting



**SOUTH
OGDEN**



Concept #4



1-A



South Ogden



2-A



SOUTH OGDEN



3-A



South Ogden



4-A



SOUTH OGDEN



No. 1

1-B



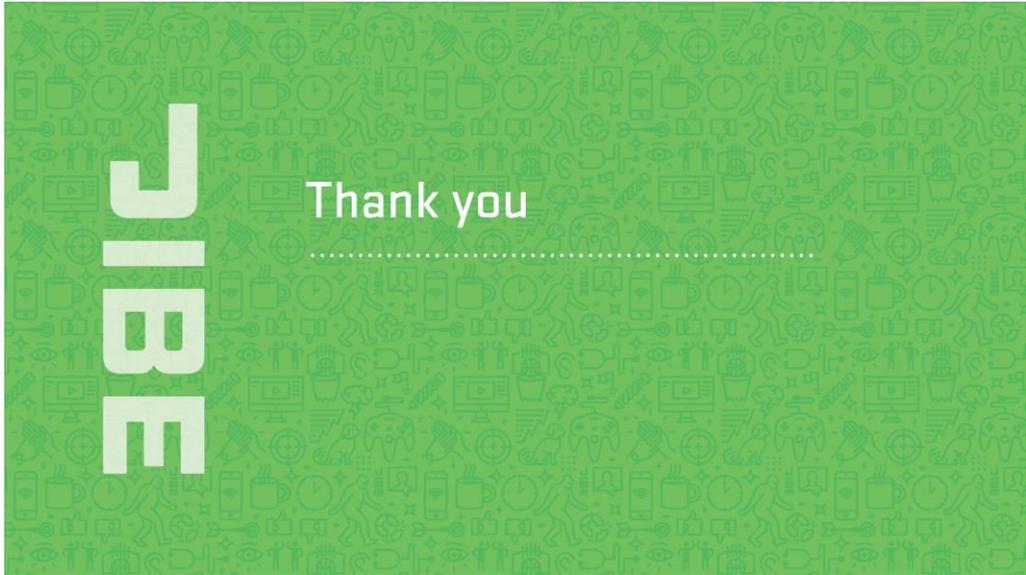
2-B



3-B



4-B



Not

Attachment C
Playground Cost Handout

Not Approved

South Ogden Playgrounds 2015
Current Condition 3-10-15

	Club Heights	40th	Friendship	Nature	Farrell	Meadows	Totals		Totals
Surfacing	44	97	208	102	14	100	565	565 x \$29.17	\$ 16,481.05
Swings - Belt	2	6	2	N/A	N/A	2	12	12 x \$215.68	\$ 2,588.16
Swings - Bucket	0	4	2	N/A	N/A	2	8	8 x \$280.68	\$ 2,245.44
Borders	N/A	12	10	N/A	N/A	10	32	32 x \$52.00	\$ 1,664.00
Components		1-tube section	3-tube sections	N/A	2-hand grips	4-tube/panels	10	8 x \$400.00	\$ 3,350.00
Misc. Parts	24r	3s	3s	3s	N/A	32	65	65 x \$1.00	\$ 65.00
Totals Per Park	\$ 1,738.40	\$ 6,273.29	\$ 8,783.08	\$ 2,978.34	\$ 558.38	\$ 6,010.72			\$ 26,393.65

Surfacing - Semi delivered approximatley 120 cubic yards \$ 3,500.00 \$29.17 per cubic yard
Swings - Belt, Chain, swing hangers, s-hooks, etc. (\$73.00) \$ 215.68
Swings - Bucket, Chain, swing hangers, s-hooks, etc. (\$135.00) \$ 280.68
Borders - 4ft sections , with spikes \$ 52.00
Hand Grips (\$75.00) \$ 75.00
Components - Panels, slide sections, ei(\$300-\$500) \$ 400.00
Misc. Parts - bolts, spikes, tools, etc. (\$1) \$ 1.00
All above items do not include shipping!

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**MINUTES OF THE
SOUTH OGDEN CITY COUNCIL MEETING
Tuesday, April 7, 2015 – 6:00 p.m.
Council Chambers, City Hall**

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COUNCIL MEMBERS PRESENT

Mayor James F. Minster, Council Members Sallee Orr, Wayne Smith, Brent Strate, Russ Porter, Wayne Smith and Bryan Benard

STAFF MEMBERS PRESENT

City Attorney Ken Bradshaw, Parks and Public Works Director Jon Andersen, Chief of Police Darin Parke, Fire Chief Cameron West, HR Specialist Patti Randolph, Special Events Coordinator Jill McCullough and Recorder Leesa Kapetanov

CITIZENS PRESENT

Jim Pearce, Walt Bausman, Jerry Cottrell, Stephanie Lloyd, Brittanie Lloyd

I. OPENING CEREMONY

A. Call to Order

Mayor James F. Minster called the meeting to order at 6:00 pm and entertained a motion to convene.

Council Member Smith moved to convene as the South Ogden City Council, with a second from Council Member Porter. In a voice vote Council Members Strate, Orr, Smith, Porter and Benard all voted aye.

B. Prayer/Moment of Silence

The mayor held a moment of silence.

C. Pledge of Allegiance

Council Member Smith directed everyone in the Pledge of Allegiance.

Mayor Minster excused City Manager Matt Dixon who was attending a professional conference.

He then announced the council would accept public comments and asked that those speaking limit their time to 3 minutes.

II. PUBLIC COMMENTS

Walt Bausman, 5792 S 1075 E – Mr. Bausman asked the council to consider a few points concerning Ordinance 15-09. The first were procedural issues. Since the Ordinance amends land use, the Utah Code required a public hearing noticed to all affected homeowners; it was not done. It was also required that the Planning Commission make recommendations to amend land use ordinances,

49 not the other way around.
50 He then wondered why the design standards needed to be changed, since there were no such
51 standards called "Public Works Standards" in the current zoning regulations. They were called
52 "design standards". He asked why they were changing land use standards without input from the
53 Planning Commission. He pointed out the main changes in the document were the maximum
54 distance for a cul-de-sac was being increased from 400 feet to 500 feet; the diameter of the terminal
55 end of a cul-de-sac had been decreased from 110 to 91, and the width of ingress/egress portion of
56 the street has been decreased from 60 to 41 feet. Why did the city go to the expense and time of
57 amending this particular land use ordinance and what was the necessity?
58
59

60 **III. RECOGNITION OF SCOUTS/STUDENTS PRESENT**

61 There were no scouts or students present.
62
63

64 **IV. CONSENT AGENDA**

- 65 **A. Approval of February 17, 2015 and March 3, 2015 Council Minutes**
- 66 **B. Approval of March Warrants Register**
- 67 **C. Set Date For Public Hearing (April 21, 2015 at 6:00 pm or as soon as the agenda**
68 **permits) To Receive and Consider Comments on Proposed Amendments to the FY2015**
69 **Budget**
- 70 **D. Award of Bid to Staker Parson for 2015 Road Chip and Seal Project**
- 71 **E. Award of Bid to B&K Fox Construction for Storm Drain Repair Project**
- 72 **F. Award of Bid to CEM Aquatics**
- 73 **G. Approval of Proclamation Declaring May 1, 2015 as Arbor Day in South Ogden City**
- 74 **H. Approval of Proclamation Declaring May 17-24, 2015 as Public Works Week in South**
75 **Ogden City**

76
77 Mayor Minster read through the items on the consent agenda and asked if there were
78 further questions. Council Member Strate asked if all the new roads would be
79 resurfaced in the chip and seal project. Parks and Public Works Director Jon Andersen
80 answered the job was bid out as a quantity, and they would start down a list of roads
81 provided to the city until they ran out of that quantity. The list included Edgewood,
82 5600 South, 5100 South, Glasmann Way, 1075 East and Burch Creek Drive. Mr. Strate
83 asked if the roads re-done last year would be chipped and sealed ; Mr. Andersen said he
84 did not think the product would stretch that far. The Council asked questions about
85 other roads. Council Member Smith expressed his concern about the heavy trucks
86 using Burch Creek Drive in relation to the construction of the new Mar Lon Hills
87 Elementary School. Would it be good to chip and seal the road now because of the
88 trucks? Mr. Andersen said he would look into it.

89 Council Member Orr then asked how B&K Fox Construction could be so much less than
90 everyone else in their bid. Mr. Andersen said it was the beauty of the bid. She then
91 asked that a change be made to the February 17 minutes, line 104. She did not mean
92 council members be excused no matter what, but excuse them if notice is given. City
93 Recorder Leesa Kapetanov said she would make the change. There was no other
94 discussion concerning the consent agenda. Mayor Minster called for a motion.
95

96 **Council Member Porter moved to approve the consent agenda items A thru H,**
97 **followed by a second from Council Member Benard. The council voted unanimously**
98 **to approve the consent agenda.**
99

100 V. **DISCUSSION / ACTION ITEMS**

101 A. **Consideration of Ordinance 15-10 – Amending Title 1, Chapter 7 of the City Code Having to**
102 **Do With Campaign Finance Disclosure Requirements**

103 The mayor asked City Recorder Leesa Kapetanov to comment on this item. She said her
104 report it the packet had explained the reason for amending the code and asked if the
105 Council had further questions. City Attorney Bradshaw said the bottom line was the City
106 was taking the language out of our code and stating that we were following the State Code.
107 There were no questions from the Council. The mayor entertained a motion to adopt the
108 ordinance.

109
110 **Council Member Benard moved to adopt Ordinance 15-10. The motion was seconded by**
111 **Council Member Smith. There was no discussion on the matter. Mayor Minster made**
112 **a roll call vote:**

114 Council Member Benard-	Yes
115 Council Member Smith-	Yes
116 Council Member Strate-	Yes
117 Council Member Orr-	Yes
118 Council Member Porter-	Yes

119
120 **Ordinance 15-10 was adopted.**

121
122 B. **Consideration of Resolution 15-10 - Approving an Agreement With EMI for Dental**
123 **Insurance Benefits**

124 The mayor invited HR Specialist Patti Randolph to come forward and comment on this item.
125 Ms. Randolph explained this agreement established EMI as the city's dental insurance
126 provider and staff recommended approval of the agreement. There were no questions
127 from the council. The mayor called for a motion.

128
129 **Council Member Strate moved to adopt Resolution 15-10 approving an agreement with**
130 **EMI for dental insurance benefits. Council Member Orr seconded the motion. There**
131 **was no further discussion. The mayor called the vote:**

133 Council Member Strate-	Yes
134 Council Member Orr-	Yes
135 Council Member Porter-	Yes
136 Council Member Benard-	Yes
137 Council Member Smith-	Yes

138
139 **The motion passed.**

140
141
142 C. **Resolution 15-11 – Approving an Agreement With Staker Parson for 2015 Road Chip and**
143 **Seal Project**

144 Mayor Minster asked if there were questions other than those previously asked. There
145 were no more questions from the Council. The mayor called for a motion.

146
147 **Council Member Porter moved to adopt Resolution 15-11, followed by a second from**
148 **Council Member Smith. Seeing no further discussion, the mayor called the vote:**

150 Council Member Porter-	Yes
151 Council Member Smith-	Yes
152 Council Member Strate-	Yes

153 Council Member Benard- Yes
154 Council Member Orr- Yes
155

156 Resolution 15-11 was adopted.
157
158

159 **D. Consideration of Resolution 15-12 - Approving an Agreement With B&K Fox Construction**
160 **for Storm Drain Repair Project**

161 The mayor asked the Council if they had further questions concerning the project and seeing
162 none, he entertained a motion to approve the resolution.
163

164 Council Member Smith moved to adopt Resolution 15-12. The motion was seconded by
165 Council Member Benard. There was no further discussion. Mayor Minster made a roll
166 call vote:
167

168 Council Member Smith- Yes
169 Council Member Benard- Yes
170 Council Member Strate- Yes
171 Council Member Orr- Yes
172 Council Member Porter- Yes
173

174 The resolution was approved.
175

176 **E. Consideration of Resolution 15-13 – Approving an Agreement With Weber County for**
177 **Election Services**

178 Mayor Minster asked the Council if they had further questions concerning this Resolution.
179 There were no questions from the Council. The mayor called for a motion.
180

181 Council Member Orr moved to adopt Resolution 15-13, followed by a second from Council
182 Member Porter. There was no further discussion. The mayor called the vote:
183

184 Council Member Orr- Yes
185 Council Member Porter- Yes
186 Council Member Benard- Yes
187 Council Member Strate- Yes
188 Council Member Smith- Yes
189

190 Resolution 15-13 was adopted.
191

192 **F. Consideration of Resolution 15-14 – Approving an Agreement With CEM Aquatics for**
193 **Installation of Splash Pad UV Filter**

194 The mayor introduced this item and asked the Council if they had any questions. Council
195 Member Smith asked if the City could save some money and do the installation of the UV
196 Filter itself. Parks and Public Works Director Jon Andersen said the equipment was too
197 sophisticated and no one on staff had the expertise to do the installation. He also pointed
198 out the filter and installation was being paid for by a RAMP grant. There were no more
199 questions. Mayor Minster entertained a motion concerning the Resolution.
200

201 Council Member Strate moved to adopt Resolution 15-14. Council Member Benard
202 seconded the motion. Seeing no further discussion, the mayor called the vote.
203

204 Council Member Strate- Yes
205 Council Member Benard- Yes

206 Council Member Orr- Yes
207 Council Member Porter- Yes
208 Council Member Smith- Yes

209
210 The motion was approved.
211

212 **G. Consideration of Resolution 15-15 – Establishing a South Ogden City Arts Council**

213 Mayor Minster asked if there were further questions from the Council. Council Member Orr
214 asked who would choose the Arts Council. The mayor indicated the Resolution designated
215 the City Council as the Arts Council. City Attorney Bradshaw commented that having an
216 Arts Council helped the City when applying for RAMP grants and that was the main reason
217 the City was creating an Arts Council. The mayor then called for a motion concerning
218 Resolution 15-15.
219

220 Council Member Porter moved to adopt Resolution 15-15. The motion was seconded by
221 Council Member Orr. There was no more discussion. Mayor Minster made a roll call
222 vote:
223

224 Council Member Porter- Yes
225 Council Member Orr- Yes
226 Council Member Benard- Yes
227 Council Member Strate- Yes
228 Council Member Smith- Yes
229

230 The Arts Council was established.
231
232
233

234 **VI. DEPARTMENT DIRECTOR REPORTS**

235 **A. Parks & Public Works Director Jon Andersen – Project Updates**

236 Mr. Andersen had several projects to report on:

237 **Willow Wood Lane Road Project** – this project was not completed last year due to the
238 lateness of the season. Crews had begun working on it again the previous week. The
239 projected date for completion was the first part of May.

240 **Club Heights Storm Drain Project** – the contractor was anxious to get started and now that
241 the bid award and contract had been approved, he would begin as soon as possible.

242 **Installation of UV Filter for Splash Pad** – the installation would take approximately 3-5 days
243 and would take place before the Splash Pad was opened on May 25.

244 **Chip Seal Road Project** – would begin the latter part of June when the weather was warmer.

245 **Road Projects** – there were currently 2 projects out to bid: 37th Street between Washington
246 Boulevard and Orchard Avenue and 38th Street between Washington Boulevard and Orchard
247 Avenue. When the bids came in and the costs finalized, staff would re-evaluate how much
248 money was left and what road projects could be done. Mr. Andersen said the addition of
249 sidewalks on one side of the road had been added as an alternate bid for each of the road
250 projects; this would allow the council to add sidewalks to the projects if they felt they would
251 like to appropriate the money for them. Mr. Andersen concluded his report.
252

253 Council Member Strate said he had been approached at soccer games about getting the
254 bathrooms opened. Mr. Andersen said the bathrooms were not opened until April 15 due
255 to the probability the pipes might freeze.

256 Council Member Orr asked if the City could coordinate with AYSO about getting the
257 restrooms opened. There was quite a bit of discussion concerning the restrooms, AYSO

258 and whether the City should charge them for the use of park fields. Council Member
259 Benard commented that AYSO should not be charged to use the City's fields, but he felt
260 comp leagues should. He also said people were used to not having the restrooms open for
261 soccer and they were trying to fix something that wasn't broken. Mr. Andersen added that
262 most cities do not have the restrooms open until April 15 and many not until Mother's Day.
263 The council directed staff into looking at fees for comp leagues to use the City's fields.
264 Council Member Strate also asked staff to look at non-resident recreation fees to see if they
265 were adequate or needed to be increased.
266 Council Member Smith pointed out it had been a very dry year and asked if staff had made
267 plans for the Nature Park in case of a fire. Fire Chief West said they had. Mr. Smith
268 suggested they consider asking for volunteers to clear out the extra brush at the park; it may
269 help to avoid a bad situation.
270 Parks and Public Works Director Andersen then reported he had attended a Weber Basin
271 Water seminar; water levels were very low for the year. He also reported that the
272 secondary water providers were moving toward metering water in order to conserve it.
273

274 **VII. QUARTERLY REPORTS**

275 **A. Andrew Hyder – Good Landlord Program Quarterly Report**

276 Mr. Hyder reported there had been a slowdown in applications submitted to the City;
277 however more people had voiced positive things about the program in this quarter. His
278 main focus for the quarter was contact with property owners who had begun the licensing
279 process but had not finished it. Staff was also determining how and when to send out final
280 letters to those who had not licensed.

281 Council Member Strate asked some questions concerning the Treo senior housing facility in
282 the City. Mr. Hyder indicated the facility had licensed but opted out of the Good Landlord
283 Program.

284 **B. Jill McCullough – Events Quarterly Report**

285 Ms. McCullough referred to the report she had included in the packet and asked if the
286 Council had any questions about the events. Council Member Porter said he would like
287 Ms. McCullough's opinion on how each event went.

288 Ms. McCullough began her evaluation with the Employee Appreciation Dinner. She said
289 the event had met its goals, but turnout was very poor. She felt the money could have
290 been better spent on a community centered event. There was some discussion and
291 suggestions from the council on the dinner. Ms. McCullough then moved on and reported
292 on the MLK Day of Service, the Tasting Event, and the SOFI Committee. She also reported
293 on the Annual Easter Egg Hunt, which had taken place on the previous Saturday. It was
294 estimated that 1,000 children and 1,000 adults had attended. There were many
295 volunteers who helped with the event, and because of the volunteers no Public Works staff
296 was needed to help with the event as had been necessary in past years.
297
298

299 **VIII. REPORTS**

300 **A. Mayor** – reported he and City Manager Dixon had met with Jared Andersen about the
301 Skyline Drive Extension Project. Mr. Andersen had nothing new to report, but the Mayor
302 had re-voiced the concerns the council had expressed at an earlier meeting. Mr. Andersen
303 said he would contact the City after they had done the traffic surveys and had more
304 information to share.

305 The mayor then reported on the Macey's Grand Re-Opening to be held on Monday, April 13,
306 and a barbeque to be held the same day by Ogden City in observance of National Public
307 Safety Week. The barbeque would be held from 5-6:30 at the Francom Public Safety
308 Building. He also announced a ground breaking ceremony would be held on Friday, April
309 17 at 10 am for the new Club Heights/MarLon Elementary School.

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B. City Council Members

Council Member Smith – nothing to report.

Council Member Porter – said the Easter Egg Hunt had gone well and been well attended.

Council Member Strate – said he felt the City should have received a RAMP grant and wondered why it hadn't. Other members on the council explained how the RAMP grant process worked. Mr. Strate felt the City should look into ways to make the process more successful. Parks and Public Works Director Jon Andersen explained more cities were applying for the grants each year and the process was getting very competitive. The council asked staff to look into the applications that were successful to perhaps learn from them. The mayor also suggested they contact the RAMP Committee and get some direction from them.

Council Member Orr – Congratulated Animal Control for their work with Rock Springs. She also asked about the information on terminal roads and who to talk to about it. She also had received some calls about 5879 S 1350 E; people were wondering what the person was doing with the property. The property's back yard bordered the Nature Park and she wondered if there were rules about what they could do. Mr. Andersen said he would look into the matter. Ms. Orr then suggested the secondary water restrictions be published in the city's newsletter.

Council Member Benard – nothing to report.

C. City Manager – not present.

D. City Attorney Ken Bradshaw – nothing to report.

Mayor Minster then indicated it was time to adjourn the meeting and called for a motion to do so.

IX. ADJOURN

Council Member Benard moved to adjourn city council meeting. The motion was seconded by Council Member Strate. The vote was unanimous in favor of the motion.

The meeting adjourned at 7:30 pm.

I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Council Meeting held Tuesday, April 7, 2015.


Leesa Kapetanov, City Recorder

Date Approved by the City Council _____

City Council Staff Report



Subject: FY 2015 Budget Amendment
Author: Steve Liebersbach
Department: Finance
Date: Council meeting 4/21/2015

Background

From time to time the City has the need to adjust some of the numbers that were originally adopted in the budget to account for some unforeseen events and circumstances.

Analysis

It is desired to do some improvements to some of the City's parks.

Recommendation

Staff recommends that the Council approve the FY 2015 Budget Amendment as presented.

Significant Impacts

The financial impact is to appropriate \$24,576 from the General Fund Balance to fund these items.

Attachments

The FY 2015 Budget Amendment to be considered for adoption.

South Ogden Playgrounds 2015
Current Condition 3-10-15

	Club Heights	40th	Friendship	Nature	Farrell	Meadows	Totals		Totals
Surfacing	44	97	208	102	14	100	550	550 x \$26.66	\$ 14,663.00
Swings - Belt	2	6	2	N/A	N/A	2	12	12 x \$215.68	\$ 2,588.16
Swings - Bucket	0	4	2	N/A	N/A	2	8	8 x \$280.68	\$ 2,245.44
Borders	N/A	12	10	N/A	N/A	10	32	32 x \$52.00	\$ 1,664.00
Components		1 -tube section	3-tube sections	N/A	2-hand grips	4-tube/panels	10	8 x \$400.00	\$ 3,350.00
Misc. Parts	24r	3s	3s	3s	N/A	32	65	65 x \$1.00	\$ 65.00
Totals Per Park	\$ 1,738.40	\$ 6,273.29	\$ 8,783.08	\$ 2,978.34	\$ 558.38	\$ 6,010.72			\$ 24,575.60

Surfacing - Semi delivered approximatley 120 cubic yards \$ 3,200.00 \$26.66 per cubic yard
Swings - Belt, Chain, swing hangers, s-hooks, etc. (\$73.00) \$ 215.68
Swings - Bucket, Chain, swing hangers, s-hooks, etc. (\$135.00) \$ 280.68
Borders - 4ft sections , with spikes \$ 52.00
Hand Grips (\$75.00) \$ 75.00
Components - Panels, slide sections, e (\$300-\$500) \$ 400.00
Misc. Parts - bolts, spikes, tools, etc. (\$1) \$ 1.00

All above items do not include shipping!

ORDINANCE NO. 15-11

AN ORDINANCE OF SOUTH OGDEN CITY, UTAH, AMENDING THE CITY'S 2014-2015 BUDGET BY MAKING CERTAIN CHANGES TO VARIOUS OF THE CITY'S FUNDS AND COMPENSATION PLANS; ACCOUNTING FOR REVENUE AND EXPENDITURE CHANGES; MODIFYING PRIOR CITY ORDINANCES AS NECESSARY, BY THESE ACTIONS; AND ESTABLISHING AN EFFECTIVE DATE.

SECTION I - RECITALS

WHEREAS, the City of SOUTH OGDEN City ("City") is a municipal corporation duly organized and existing under the laws of Utah; and,

WHEREAS, the city Council finds that in conformance with Utah Code (UC") §10-3-717, the governing body of the city may exercise all administrative powers by resolution; and,

WHEREAS, the city Council finds that in conformance with UC §10-3-702, the governing body of the city may pass any ordinance to regulate, require, prohibit, govern, control or supervise any activity, business, conduct or condition authorized by State law or any other provision of law; and,

WHEREAS, the city Council finds that certain exigencies of city governmental operations require amendments be made to the current city budget and related documents; and,

WHEREAS, the city Council finds that UC §10-6-119 provides authority for amending the City's budget as necessary; now,

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SOUTH OGDEN THAT THE SOUTH OGDEN CITY BUDGET AND STAFFING DOCUMENT FOR FISCAL YEAR 2014-2015 BE, AND THE SAME HEREBY IS, AMENDED AS FOLLOWS:

SECTION II - CHANGES TO BUDGET

Those changes set out in Attachment "A" of the 21st day of April, 2015, attached hereto, and incorporated as if fully set out, as those changes affect and adjust the previously authorized budgets and staffing provisions, including compensation schedules of various city departments and funds represented, ought to be, and the same are, amended, re-adopted and enacted as amendments to the fiscal year 2014-2015 Budget for South Ogden City.

SECTION III - PRIOR ORDINANCES AND RESOLUTIONS

The body and substance of all prior Ordinances and Resolutions, together with their provisions, where not otherwise in conflict with this Ordinance, are reaffirmed and readopted.

SECTION IV - REPEALER OF CONFLICTING ENACTMENTS

All orders, ordinances and resolutions regarding the changes herein enacted and adopted which have heretofore been adopted by the City, or parts thereof, which conflict with any of this Ordinance Amendment, are, to the extent of such conflict, repealed, except this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

SECTION V - SAVINGS CLAUSE

If any provision of this Ordinance shall be held or deemed to be or shall be invalid, inoperative or unenforceable for any reason, such reason shall not have the effect of rendering any other invalid, inoperative or unenforceable to any extent whatever, this Ordinance being deemed to be the separate independent and severable act of the City Council of South Ogden City.

SECTION VI - DATE OF EFFECT

This Ordinance shall be effective on the 21st day of April, 2015, and after publication or posting as required by law.

DATED this 21st day of April, 2015

SOUTH OGDEN, a municipal corporation

by: _____
James F. Minister, Mayor

Attested and recorded

Leesa Kapetanov
City Recorder

ATTACHMENT “A”

ORDINANCE NO. 15-11

An Ordinance Of South Ogden City, Utah, Amending The City’s 2014-2015 Budget By Making Certain Changes To Various Of The City’s Funds And Compensation Plans; Accounting For Revenue And Expenditure Changes; Modifying Prior City Ordinances As Necessary, By These Actions; And Establishing An Effective Date.

21 Apr 15

[Attachment to be provided by the Finance Director]

South Ogden City

April 21, 2015

Fiscal Year 2014 - 2015

Budget Amendment

	<u>Current Budget</u>	<u>New Budget</u>	<u>Difference +/-</u>
10-70-550 Park Maintenance Projects	\$0	\$24,576	\$0
10-39-800 Appropriation of Fund Balance - G/F	\$331,955	\$356,531	\$24,576
* Fund additional park enhancements			

South Ogden Playgrounds 2015
Current Condition 3-10-15

	Club Heights	40th	Friendship	Nature	Farrell	Meadows	Totals		Totals
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Hand Grips (\$75.00) \$ 75.00
Components - Panels, slide sections, e (\$300-\$500) \$ 400.00
Misc. Parts - bolts, spikes, tools, etc. (\$1) \$ 1.00

All above items do not include shipping!

City Council Staff Report



Subject: Policy Changes
Author: Brian Minster
Department: Administration
Date: April 21, 2015

Recommendation

It is the recommendation of the IT Department as well as the Police Department to implement the changes to the following policies:

- 05.090 Condition of South Ogden City IT Access
- 05.100 Password Standards

Background

We have been informed that the Federal Bureau of Investigations will be doing Criminal Justice Information Systems (CJIS) audits in the State of Utah during the months of May and June. A small committee was formed consisting of members of the Police Department as well as the IT Department. While researching the minimum requirements that our network and computer hardware must meet, we found that we are deficient in several areas.

Analysis

The information that was added to policy 05.090 and 05.100 was items that were needed to match the CJIS policy.

Significant Impacts

The portion of the project has no budgetary impacts. There will be an impact to the users that they will no longer be able to install programs on their computer. The password policy has been strengthened as well.

Attachments

Policy 05.090 and 05.100 have been attached with the proposed changes.

City Council Staff Report



Subject: New Policy
Author: Brian Minster
Department: Administration
Date: April 21, 2015

Recommendation

It is the recommendation of the IT Department to adopt the following policy:

05.091 Electronic Tablets & Smart Phones

Background

Since the city has started purchasing, tablets such as iPads, we have found the need for a policy to cover the use of these devices.

Analysis

This policy was created by the IT Department in conjunction with the City Manager and Department Heads.

Significant Impacts

There are now significant impacts other than information that users of these devices need to be aware of.

Attachments

New Policy

Resolution No. 15-16

RESOLUTION OF SOUTH OGDEN CITY AMENDING CHAPTER 5 OF THE PERSONNEL POLICY MANUAL TO ALIGN IT WITH FBI'S MINIMUM NETWORK SECURITY REQUIREMENTS, ACCESS SECURITY ISSUES, AND ADOPTING A NEW POLICY DEALING WITH CITY-OWNED TABLETS AND SMART PHONES, AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE IMMEDIATELY UPON POSTING AND FINAL PASSAGE.

WHEREAS, the City Council finds that the City of South Ogden ("City") is a municipal corporation duly organized and existing under the laws of Utah; and,

WHEREAS, the City Council finds that in conformance with Utah Code ("UC") § 10-3-717 the governing body of the city may exercise all administrative powers by resolution including, but not limited to regulating the use and operation of municipal property and programs; and,

WHEREAS, the City Council finds that it necessary to address opportunities and ways to provide for network system security and management of city-owned "smart" devices needs within the city; and,

WHEREAS, the City Council finds that the city staff recommends that the city amend chapter 5 of the city's personnel policy manual to provide for improvements to network system security and management of city-owned "smart" devices project; and,

WHEREAS, the City Council finds that creating such amendments will materially assist in providing services and activities to meet the city's network system security and management of city-owned "smart" devices needs; and,

WHEREAS, the City Council finds that City now desires to further those ends by amending chapter 5 of the city's personnel policy manual to provide for such changes; and,

WHEREAS, the City Council finds that the public convenience and necessity requires the actions contemplated,

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF SOUTH OGDEN AS FOLLOWS:

SECTION II - South Ogden City Arts Council Created

The South Ogden City Personnel Policy Manual, Chapter 5, Is Amended As Set Out In Attachment "A", Attached Hereto And Incorporated Fully By This Reference, And The City Manager Is Authorized To Sign Any Documents Necessary To Give Effect To These Actions And The City Recorder Is Authorized To Attest, Any And All Documents Necessary To Effect This Authorization And Approval.

SECTION III - PRIOR ORDINANCES AND RESOLUTIONS

The body and substance of all prior Resolutions, with their provisions, where not otherwise in conflict with this Resolution, are reaffirmed and readopted.

SECTION IV - REPEALER OF CONFLICTING ENACTMENTS

All orders, and Resolutions regarding the changes enacted and adopted which have been adopted by the City, or parts, which conflict with this Resolution, are, for such conflict, repealed, except this repeal shall not be construed to revive any act, order or resolution, or part repealed.

SECTION V - SAVINGS CLAUSE

If any provision of this Resolution shall be held or deemed or shall be invalid, inoperative or unenforceable such shall not have the effect of rendering any other provision or provisions invalid, inoperative or unenforceable to any extent whatever, this Resolution being deemed the separate independent and severable act of the City Council of South Ogden City.

SECTION VI - DATE OF EFFECT

This Resolution shall be effective on the 21st day of April, 2015, and after publication or posting as required by law.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SOUTH OGDEN CITY,
STATE OF UTAH, on this 21st day of April, 2015**

SOUTH OGDEN CITY

James F. Minster
Mayor

ATTEST:

Leesa Kapetanov
City Recorder

ATTACHMENT “A”

Resolution No. 15-16

Resolution Of South Ogden City Amending Chapter 5 Of The Personnel Policy Manual To Align It With Fbi’s Minimum Network Security Requirements, Access Security Issues, And Adopting A New Policy Dealing With City-Owned Tablets And Smart Phones, And Providing That This Resolution Shall Become Effective Immediately Upon Posting And Final Passage.

21 Apr 15

05.090 Conditions of South Ogden City IT Access

South Ogden City places a high value on privacy and recognizes its critical importance. Sometimes, following carefully prescribed processes, South Ogden City may determine that certain broad concerns outweigh the value of a User's expectation of privacy and warrant City access to IT Systems without the consent of the Users. Those circumstances are discussed below, with the procedural safeguards established to ensure access is gained only when appropriate.

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A. Conditions. Under state and federal law, South Ogden City may access all aspects of IT Systems, without the consent of the User, in the following circumstances:

- (1) When necessary to identify or diagnose systems or security vulnerabilities and problems, or otherwise to preserve the integrity of the IT Systems; or
- (2) When required by federal, state, or local law or administrative rules; or
- (3) When reasonable grounds exist to believe that a violation of law or a significant breach of City policy may have taken place an access and inspection or monitoring may produce evidence related to the misconduct; or
- (4) When such access to IT Systems is required to carry out essential business functions of the City; or
- (5) When required to preserve public health and safety.

B. Process. Consistent with the privacy interests of Users, City access without the consent of the User will occur only with the approval of the I.T. Director, ~~The Director of Administrative Services~~ City Manager, and the appropriate direct supervisor, except when an emergency entry is necessary to preserve the integrity of facilities or to preserve public health and safety. South Ogden City, through the Systems Administrators, will log all instances of access without consent. Systems Administrators will also log any emergency entry within their control for subsequent review by the Mayor, City Manager, and I.T. Director, ~~and The Director of Administrative Services~~. A User will be notified of City access to IT Systems without consent depending on the circumstances, such notification will occur, before, during, or after the access, at the City's discretion.

Comment [PR1]: Position doesn't exist

Comment [PR2]: Position doesn't exist

C. User access deactivations. Besides accessing the IT Systems, South Ogden City, through the appropriate Systems Administrator, may deactivate a User's IT privileges, whether or not the User is suspected of any violation of this Policy, when necessary to preserve the integrity of facilities, user services, or data. The Systems Administrator will attempt to notify the User of any such action.

D. Use of security scanning systems. By attaching privately owned personal computers or other IT resources to South Ogden City's network, Users consent to City use of scanning programs for security on these resources while attached to the network.

E. Unsecured systems with CJIS Access. Any mobile computer that has access to Utah Criminal Bureau of Information System (UCJIS) must have full hard drive encryption installed.

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F. Criminal Justice Information Services (CJIS) Security Policy. South Ogden City recognizes the U.S. Department Federal Bureau of Investigations Criminal Justice Information Services (CJIS) Security Policy as the minimum policy to follow to secure access to all computer systems.

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G. Installation of software/hardware on computer systems. Employees shall not install any software or hardware that has not been approved by the Information Technology Department. Installation of such software and device shall be done in conjunction with the Information Technology Department.

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05.100 Password Standards

General Password Standards. All supervisor-level passwords (i.e. root, enable, Windows administration, and privileged accounts) should be changed regularly or, at minimum every 45 days, or, when someone with administrative privileges or a possible knowledge of those passwords leaves the organization, or is no longer performing duties that require supervisor-level permissions.

- A. ~~When possible, all~~All user level passwords should be changed at least every 90 days.
- B. Employees no longer employed or on contract must be removed from all systems and their user ID and password changed, revoked, or eliminated, as soon as ~~when~~ possible.
- C. Screen savers with passwords should be used on all computers (servers, laptops, workstations) and activated after no more than 15 minutes of activity.
- D. Employees should password lock their screens when leaving workstations unattended.
- E. All user accounts that have system-level privileges granted through group memberships should use passwords unique from all other accounts held by that user.
- F. All passwords must be strong and possess at least 8 alphanumeric characters. Passwords must have at least 1 upper case letter, 1 lower case letter, 1 number, and 1 special character.
- P. Passwords should not be words that can be found in a common ~~dicitionary~~dictionary.
- G. Passwords should never be stored in unsecured places, such a written down on a post-it, or saved unprotected on-line.
- H. User ID's and passwords should never be shared with anyone, including administrative assistants, coworkers, family members, or supervisors.
- I. All passwords should be treated as sensitive, confidential South Ogden City information.

Comment [PR3]: Typo

05.091 Electronic Tablets & Smart Phones

South Ogden City recognizes the convenience of Electronic Tablets and Smart Phone use in the work place. This section covers the acceptable uses of such devices.

- a. All City owned Electronic Tablets and Smart Phones will have management software installed. This software will allow for troubleshooting, support, inventory, and loss prevention.
- b. Electronic Tablets and Smart Phones assigned to an individual may be used for personal use with discretion. All use must follow the Acceptable Use policy found in Section 5 of this policy manual.
- c. Electronic Tablets and Smart Phones assigned exclusively to a department will be locked down with software and resources needed to complete the job they are intended for.
- d. All City owned Electronic Tablets and Smart Phone devices are owned by South Ogden City and are subject to inspection, as determined by the City Manager.
- e. If a device is lost or stolen, the user must notify his/her supervisor immediately upon learning of the loss. The supervisor and/or department head, upon learning of the lost or stolen item, shall immediately contact the Information Technology Department. The user of the device shall also report a stolen device to law enforcement with jurisdiction and cooperate with any criminal investigation.
- f. Any data stored on a City owned electronic device shall not be of a confidential nature.
- g. If it becomes necessary for a City owned device to store confidential information, the user of the device shall work with the Information Technology Department to be sure the information is securely stored on the device.
- h. The useful life of most Electronic Devices is approximately two years. Devices that are older than that should be considered for replacement.
- i. Electronic Tablets that are purchased for use by the City Council may be offered to them at the end of the Council Members' four year term. The cost of the Electronic Tablet shall be determined by the remaining useful life and market value, as determined by the Information Technology Department and the City Manager, of the tablet at the time the City Council member completes his/her term of office.
- j. City employees may purchase their Smart Phone off the city's contract, for the cost that the city paid for the device.
- k. No City owned Electronic Tablet or Smart Phones will be used to access the Utah Criminal Justice Information System (UCJIS) unless the device has the security protection enabled as define in the Federal Bureau of Identification Criminal Justice Information Services Security Policy. A personally owned information system shall not be authorized to access, process, store or transmit Utah Criminal Justice Information System (UCJIS).
- l. All City owned Electronic Tablets and Smart Phones must be kept in an approved case. Case shall be approved by the Information Technology Department or the City Manager. If the device is not in an approved case and is damaged, it may be the individual's responsibility to pay for repairs or for replacement of the device.

City Council Staff Report



Subject: Recommendation to City Council from Planning Commission on Annexation Policy Plan
Author: Todd Heslop
Department: Planning Commission
Date: April 21, 2015

Recommendation

The Planning Commission recommends the Annexation Policy Plan to the City Council with the following amendments:

- Eliminate Areas 2, 5, and 6.

Background

- November 19, 2008 South Ogden City and Washington Terrace create an Inter-local Agreement. It does not directly prohibit SOC from including the property (Area 5) in its APP. However, it does show clear understanding that the Property will be annexed into WTC.
- February 12, 2015, under City Council direction the Planning Commission reviewed and discussed the proposed Annexation Policy Plan including Areas 1,2,3,5, and 6 (4 was already annexed for the school).
- March 12, 2015, PC discussed and received input from Weber County, special service districts, and other affected entities regarding the APP
- April 9, 2015, PC discussed and received comments during the public hearing

Analysis

The APP for Areas 1, and 3 are good for the community and these areas have been in the APP for years and complement SOC's overall plan.

For areas 2 and 5, it was brought forward that the land in Area 2 is mostly un-developable and the area is included so as not to create an island or gap between Areas 5 and 6. The past agreement between SOC and WTC was that Area 5 would become WTC. The consensus of staff and the commissioners at the time was because of the way the water and sewer flowed. The Inter-local agreement between the two cities is that WTC gave up a prime piece of property for the junior high in trade for the right to annex the property on the south side of 5700 South. The property that the junior high now sits on was actually

de-annexed from WTC and then annexed into SOC. SOC de-annexed the property where the seminary building now sits and WTC then annexed it into their city. In essence the road and the seminary building put a place marker on the map showing that the area south of the road would in the future become Washington Terrace.

Now there is a desire to want to control zoning in Area 5 in order to protect the continuity of the neighborhood. Including Area 5 in the APP is a possible way of doing this. However, providing utilities to the area would be too difficult and costly based on the topography of the land. And of course, there is the inter-local agreement.

The Uintah Highlands, Area 6, appears to be very burdensome on a general level when considering the financial costs for SOC. Providing services to Area 6 would be costly with little revenue generated from the neighborhood community. Also, all of the public comments were not in favor of proposed APP.

Significant Impacts

Elimination of Areas 2, 5, and 6:

- Prevent overlaps in APPs which should be avoided per the Office of the Property Rights Ombudsman
- Avoids potential breach of agreement with WTC
- Avoids incurring extensive costs to SOC in developing property
- Eliminate Area 6 due to the fact that it is already largely developed and the City did not know the true costs of what annexation would entail. There is no benefit to the City by annexing this Area.
- Eliminate Area 2, as it was largely included in the plan solely for the purpose to not create a gap between Areas 5 and 6. It is undevelopable.
- Eliminate Area 5 due to a previous agreement with WTC as well as the large costs that would be incurred to provide services in the area. SOC should not assume these costs.

Attachments

The following includes in depth discussions from the March 12, Planning Commission meeting after the affected entities gave input on the proposed Annexation Policy Plan.

A. Discussion on Proposed Annexation Policy Plan

Commissioner Sebahar began the discussion by saying staff had advised them that the Policy Plan did not need a high level of analysis, but she was concerned that if they did not get the details now, it became a political decision instead of a decision based on the benefits and/or liabilities of annexation. If one were to use Uintah Highlands as an example, the city would not receive any revenue generated by annexing any of the area and the costs could be very high. By having more detailed information, they could make a decision based on costs rather than on political reasons. City Planner Vlasic replied he thought the costs could be determined without spending thousands of dollars on assessments and just using a common sense approach. City Manager Dixon reminded the planning commissioners that they could make any changes to the plan they wished and that next month the public hearing would be held. He also said it is required that the city consider the financial costs in its annexation plan, but only on a very general level.

Commissioner Layton asked if Mr. Dixon had any reply to what Washington Terrace City Manager Hansen had said. Mr. Dixon said he and Mr. Hansen had agreed together to approach the Property Rights Ombudsman's Office. Based on the opinion letter, Mr. Dixon did not see that there was anything wrong with including the overlapping area in the plan; the concern would be if the property in question actually chose to incorporate into South Ogden. At the point it actually annexed to South Ogden City, there may be a basis for breach of contract based on the interlocal agreement. City Manager Dixon also pointed out that cities could adopt overlapping annexation plans if they showed a reason it was in their best interest. Mr. Dixon then read the paragraph from the Property Rights Ombudsman's Office beginning with "overlaps in annexation policy plans..." (see Attachment A). Commissioner Layton said he did not see compelling reason to include the area in the Annexation Policy Plan, especially if it was possible it could put the city in the position to breach a contract. City Manager Dixon said that was a question the commission and council would need to answer. Commissioner Pruess said that common sense told him that because of the topography of the land it did not make sense for South Ogden to want to annex the area by the junior high, because providing utilities to the area would be too difficult. He understood the desire to want to control what the zoning in the area was in order to protect the existing neighborhood; however, Washington Terrace had said they would be open to discussing the issue with South Ogden. Commissioner Sebahar also pointed out that it made no sense that any developer would ever want to annex that area into South Ogden, as the costs would be so much greater than if they annexed to Washington Terrace. City Manager Dixon said the fundamental question for the planning commission to ask was, why it is important for the City to include the area in its plan. Is it to control the zoning or the continuity of the neighborhood? Commissioner Pruess said he felt the only reason the city would want to include Area 5 would be to control what was built on the property, but he also had confidence that South Ogden and Washington Terrace could work together and come to an agreement. Commissioner Sebahar agreed. She said she had been on the council at the time the agreements had been made concerning annexing the property for the new junior high, and the agreement had been that Area 5 would be annexed to Washington Terrace. Chairman Heslop asked what the reason was for deciding that Area 5 would become Washington Terrace City. The consensus of staff and the commissioners was because of the way the water and sewer flowed. At this point, Washington Terrace City Manager Tom Hansen asked if he might be able to speak. Chairman Heslop invited Mr. Hansen to come forward. City Manager Hansen

said at the time of the agreement, Washington Terrace gave up a prime piece of property for the junior high in trade for the right to annex the property on the south side of 5700 South. The property that the junior high now sits on was actually de-annexed from Washington Terrace and then annexed into South Ogden. City Manager Dixon then pointed out South Ogden de-annexed the property where the seminary building now sits and Washington Terrace then annexed it into their city. Mr. Hansen said in essence the road and the seminary building put a place marker on the map showing that the area south of the road would in the future become Washington Terrace. Commissioner Rounds then asked some questions about Area 2 on the map. It was brought forward that the land in Area 2 was mostly un-developable and the area was included so as not to create an island between Areas 5 and 6.

Chairman Heslop asked if there were any more discussion. Commissioner Sebahar stated she did not have any problem with pulling Area 5 from the Annexation Policy Plan. She also did not have a problem with removing the Uintah Highlands (Area 6) from the Plan; the area was already developed and it would not benefit the city of South Ogden. There were too many costs involved with both areas that the City was not ready to assume. Commissioner Pruess said Area 3, along Wasatch Drive, made sense to keep in the Plan, as well as Area 1 (the golf course).

City Planner Vlastic said the Commission's recommendation to the City Council for the Annexation Policy Plan was very important and they should stand strong and give the reasons for their recommendation from a planning point of view. Commissioner Sebahar said they had already given their recommendation to the Council concerning annexing Area 5, and yet the Council had requested that it still be added to the Annexation Policy Plan. Mr. Vlastic said if they still felt it should not be in the Plan, this was the time to say so, as the City was in the actual process of adopting the Plan. City Manager Dixon pointed out the Planning Commission did not have to finalize their recommendation to the City Council that evening. Also, they may want to wait until after the public hearing in April before making any amendments to the Plan if they felt receiving public comment on the proposed areas would be of value. Commissioner Pruess asked City Manager Dixon what he thought the real possibility was of Washington Terrace and South Ogden City working together concerning the property in Area 5. Would South Ogden actually have a say in the matter? Mr. Dixon said the two cities currently worked very well together, however the reality was that if the property were not in South Ogden, legally we had no control over it. South Ogden would hope that through good planning practices, Washington Terrace would make the property a continuation of the type of neighborhood that already existed in our city, but there was no type of agreement that could bind future legislative decisions.

The Planning Commission determined they would like to make a motion.

Commissioner Sebahar moved to eliminate Area 5 due to a previous agreement with Washington Terrace as well as the large costs that would be incurred to provide services in the area. She also moved to eliminate Area 6 due to the fact that it is already largely developed and the City did not know the true costs of what annexation would entail and she saw no benefit to the City if the area was annexed. She also moved to eliminate Area 2, as it was largely included in the Plan solely for the purpose to not create an island between Areas 5 and 6. This therefore left the Plan basically as it had been for many years and had served the City well. Commissioner Rounds seconded the motion. Chairman Heslop then made a roll call vote:

Commissioner Sebahar-	Aye
Commissioner Layton-	Aye

Commissioner Pruess-

Aye

Commissioner Rounds-

Aye

The motion was approved.

(Excerpt from March 12 PC meeting minutes.)



**SOUTH OGDEN CITY ANNEXATION POLICY PLAN
(2008)
PROPOSED AMENDMENT 2015
AREAS 1-6**

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3. UTAH STATE LAW REGARDING ANNEXATIONS	15

1. Background

Overview of the Process for Annexing Land into South Ogden City¹

Nature of the decision

This is a legislative decision that is made in two phases:

First, as a municipality that is willing to grow (some are not) and with an existing annexation policy plan in place, South Ogden must adopt a new annexation policy plan that reflects the new direction and changes. The existing South Ogden Annexation Policy Plan was adopted in 2008, replacing previous versions that were adopted in 1997 and modified in 2003 and 2006. This amendment modifies the 2008 South Ogden Amendment Policy Plan incorporating two of the existing annexation areas with minor modifications/ clarifications (Areas 1 and 2), maintaining one existing annexation area "as is" with minor text modifications (Area 3), deleting Annexation Area 4 in its entirety (the area has been annexed into South Ogden since the 2008 amendment was adopted), and adding two new annexation areas (Areas 5 and 6.)

Once the plan is adopted, individual annexation requests can be considered as legislative acts. Such proposals usually begin with a petition by the owners of more than 50 percent of the property in the proposed annexation area. The issue on a specific annexation request is whether or not South Ogden wishes to make the annexation; it typically has no duty to do so and has virtually complete discretion whether to make an annexation. In some cases, if enough landowners or residents within the proposed annexation area protest the annexation, the annexation cannot occur.

Who makes the decision?

In order for a property to be annexed, it must first be included in the city's annexation policy plan. The city council, by majority vote, adopts the annexation policy plan based on recommendations from the planning commission. Once the plan has been adopted, the decision to annex a property requires a simple majority of the council.

What notice is required?

There are several stages of meetings required and public notices provided for, but no specific notice to a particular property owner is required. However, notices to affected entities are required. When a particular property or area is slated for annexation, there is yet another set of public notice requirements, but still no requirement that affected property owners be notified directly. See the statute for specific language and requirements.

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What public input is required?

The notice periods, public meetings and public hearings required in the preparation of an annexation policy plan are relatively extensive. Once the petition for a specific annexation is received, not only are public notices required, but specific notices to affected municipalities, Weber County, Weber School District, special service districts and other affected entities also must be provided.

What are the issues?

The question of annexation is simple: Is this addition a good thing for the community?

How is the decision appealed?

Property owners can protest the petition to annex and refer it to a local appeals body called the Boundary Commission. This can also be done by the school district, special service district (a government utility provider), the county or a neighboring town. Once the Boundary Commission has made a decision, the local city council is to follow the commission's directive and annex the land or deny the request as instructed. Within 20 days of the boundary commission's decision, those who disagree must file a petition with the district court or their challenge will be too late.

Basic Annexation Criteria

In 1979, the Utah State Legislature passed an annexation law that outlined the criteria, policy declaration and standards required for annexation. The law also provided for a boundary commission to settle annexation disputes within each county. Changes to the law in 1997 eliminated the policy declaration requirement of the annexation law and made other procedural changes. In 2001, the Legislature further amended portions of the annexation law to further define the requirements and responsibilities of counties and municipalities regarding annexation. As of January 2002, the basic criteria under State Law are as follows:

1. A petition requesting annexation, signed by a majority of the owners of property in the area to be annexed (i.e., a majority of the private land and equal to at least 1/3 of the value of all private property, or 100 percent of owner if the area is within an agricultural protection area) be filed with the city recorder;
2. The properties to be annexed must be contiguous to each other;
3. The area to be annexed must be contiguous to the corporate boundaries of the municipality;
4. The area must not leave or create an unincorporated island or peninsula, except that existing islands or peninsulas within a city may be annexed in portions, leaving islands (See UCA 10- 2-418(1)(b), 1953)[
5. The area must be within the municipality's expansion area;
6. An accurate and recordable plat, prepared by a licensed surveyor must accompany the petition; and
7. The plat and ordinance declaring the annexation be recorded by the County Recorder.

Specific Requirements of the Annexation Policy Plan

In addition to the above criteria, the amended Utah State Law requires that after December 2002, a municipality may not annex unincorporated land unless it has adopted an annexation policy

plan. The policy plan is a description of those areas the city would consider annexing if petitioned by the owners, and the criteria that will be used to decide when to annex.

Specifically, the policy plan must include the following:

1. A map of the expansion area; and
2. A statement of the specific criteria that will guide the decision whether or not to grant future annexation petitions. The statement should include matters relevant to those criteria including the following:
 - The character of the community.
 - The need for municipal services in developed and undeveloped unincorporated areas.
 - The municipality's plans for extension of municipal services.
 - How the services will be financed.
 - An estimate of the tax consequence to residents both currently within the municipal boundaries and in the expansion area.
 - The interests of all affected entities.
3. Justification for excluding from the expansion area any area containing urban development within ½ mile of the municipality's boundary

In developing, considering and adopting the annexation policy plan, the Planning Commission and City Council must:

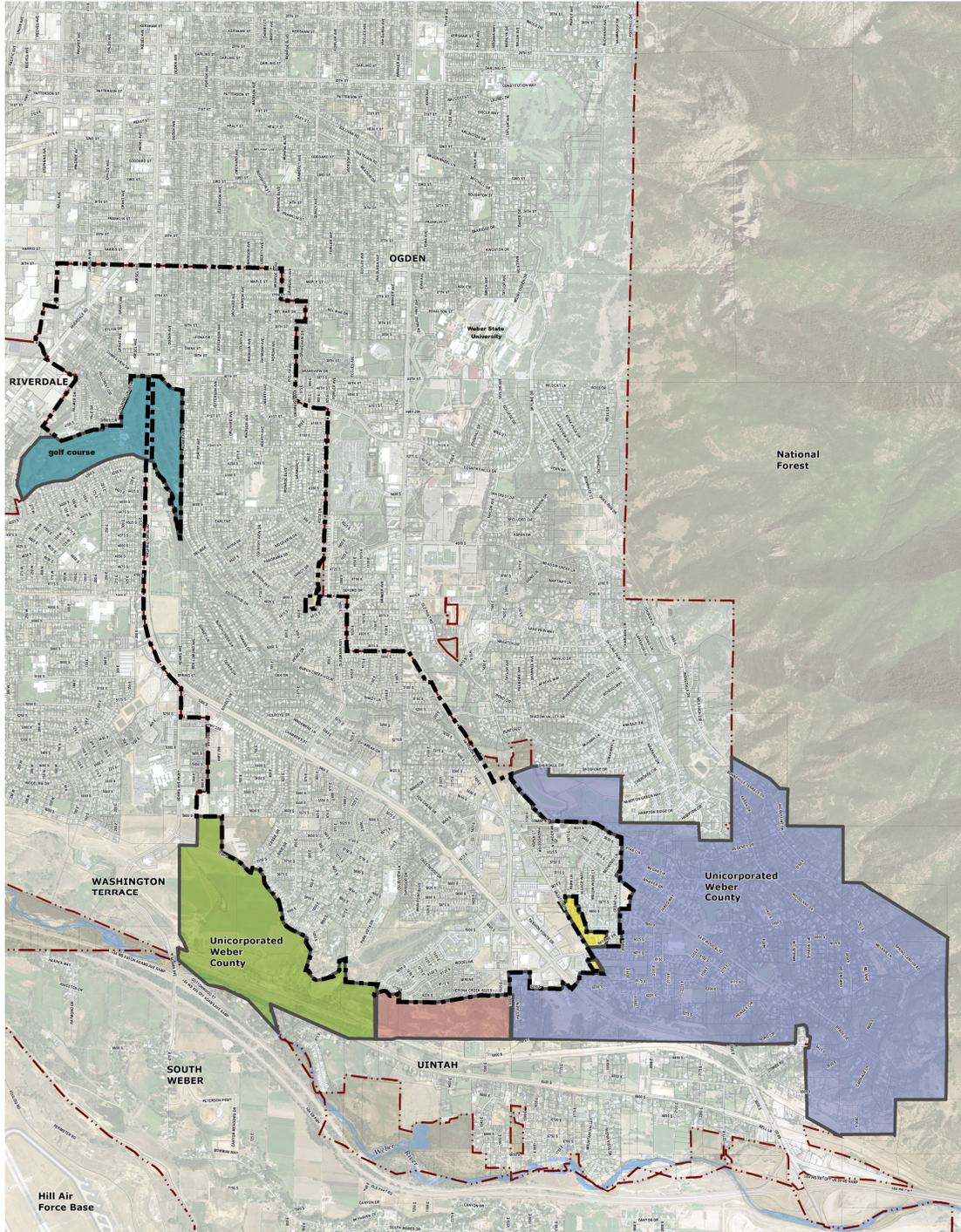
- Attempt to avoid gaps between or overlaps with the expansion areas of other municipalities;
- Consider population growth projections for the municipality and adjoining areas for the next 20 years;
- Consider current and projected costs of infrastructure, urban services and public facilities necessary to facilitate full development of the area within the municipality and to expand the infrastructure, services and facilities into the area being considered for inclusion in the expansion area;
- Consider the need over the next 20 years for additional land suitable for residential, commercial and industrial development;
- Consider the reasons for including agricultural lands, forests, recreational areas and wildlife management areas in the municipality; and
- Be guided by the principles set forth in UCA 10-2-403 (5), 1953.

2. Annexation Policy Plan Amendment 2015

NOTE

Expansion Areas 1-4 were originally approved by the City Council in 2003, and amended in 2006 and 2008. Area 4 (the South Ogden Junior High School Expansion Area) has since been incorporated into the City. In this Plan Amendment, three existing annexation areas are modified or clarified (Areas 1-3); Area 4 is removed; and two new annexation areas are added (Areas 5 and 6.) Map 1 illustrates the location of Annexation Areas 1, 2, 3, 5 and 6 from a citywide context. Detailed maps of the same are provided in the descriptions that follow.

Map 1 Annexation Areas



ANNEXATION AREA OVERVIEW

-  South Ogden City Boundary
-  Adjacent Municipal/County Boundary
-  Annexation Area 1
-  Annexation Area 2
-  Annexation Area 3
-  Annexation Area 5
-  Annexation Area 6

South Ogden General Plan
Map Analysis

February 2015



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Miles



AREA 1

CHARACTER OF THE COMMUNITY

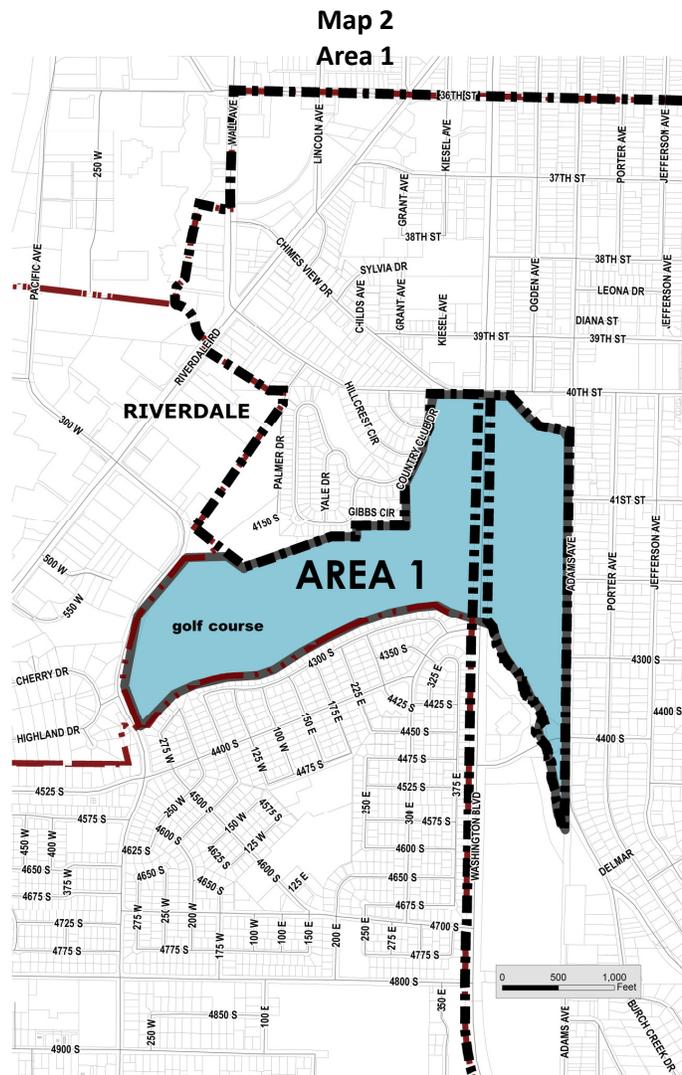
This is a 126 acre site that currently encompasses the Ogden Golf and Country Club. The surrounding area is fully developed in South Ogden City as well as Washington Terrace and Riverdale City. Most of the surrounding area is made up of long established residential neighborhoods, with limited commercial uses located north of 40th Street in South Ogden, which is an arterial street. Access to the Ogden Golf and Country Club is from U.S. 89, a main arterial street that divides the golf course into two separate parcels. A tunnel is located under the street, providing a direct pedestrian link between the two parcels, and continuous pedestrian circulation throughout the course.

It should be noted that Washington Terrace has also adopted an annexation policy plan that includes Area 1 west of US-89 (see map for Area 1.)

NEED FOR MUNICIPAL SERVICES

This area is the Ogden Golf and Country Club. The South Ogden City General Plan indicates a desire to maintain this open space as part of the City environment. The bulk of the facility is located on the east side of U.S. 89, forming an island of unincorporated Weber County land. The site does not need to be annexed to South Ogden to remain a visual asset to the community. However, in the event that the club organization wants to become part of the City, the City would consider annexation. The City will then provide all municipal services as provided to others in the City. In the event that the club organization offers the facility for sale, South Ogden City would investigate the possibility of purchasing the property as a City facility or a jointly owned facility with other municipal entities such as Weber County and Washington Terrace.

The cost of providing municipal services to the area “as is” would be minimal and would have little impact on the existing City infrastructure or organization. The loss to Weber County would in turn be minimal because of the low demand for services.



ESTIMATE OF TAX CONSEQUENCES

The estimated tax consequences would be minimal, having little impact on the existing South Ogden City tax burden or benefit. The loss to Weber County would likewise be minimal.

THE AFFECTED ENTITIES

- Riverdale City
- Washington Terrace
- Ogden City
- Weber School District
- Weber County
- Central Weber Sewer Improvement District
- Weber Mosquito Abatement District
- Weber Area 911 Dispatch
- Pine View Water
- Weber Fire District

AREA 2

CHARACTER OF THE COMMUNITY

The immediate developed community in South Ogden City that surrounds this 74-acre site is mixed, with a range of existing office buildings and high, medium and low density residential uses. Vacant property planned for the expansion of these uses and some future commercial retail are also found in the vicinity. The adjoining developed Weber County properties to the east are low-density residential dwellings that have been in existence for many years. Most of the proposed annexation area consists of steep, sensitive and undevelopable hillsides, with swaths of flat land interspersed that have a potential for development. The flat areas above the hillside do not present any obvious significant development issues.

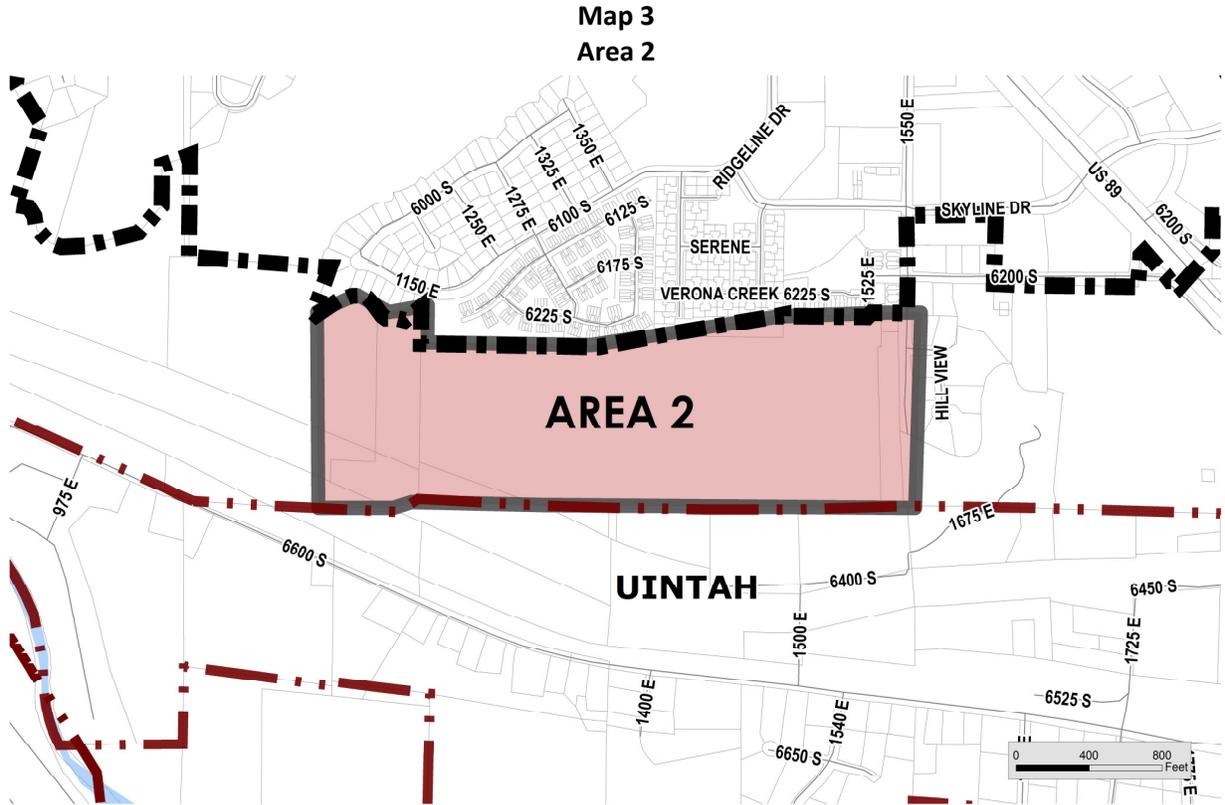
The area is visible from Uintah City in the valley to the west. Drainage, utility, access, and visual impacts of the hillside are of concern to both communities, as is the stability of the steep slopes.

NEED FOR MUNICIPAL SERVICES

Due to the steep topography of the hillside area, provision of municipal services is the most obvious concern. Access could possibly be provided from the South Ogden City street system, although the possibility of providing more than one access could be difficult, creating a safety problem. Furthermore, the development of a public access road may not be serviceable, requiring a private access road with less stringent requirements than public roads. Obviously, this would be a grave concern to the city.

The provision of cost-effective sewer lines would also be challenging, as the site is generally located elevations to flow into the existing South Ogden City lines. It may be necessary to extend these services downhill to Uintah City for sewer connections. All development costs would be the responsibility of the developer, while the maintenance of improvements may or may not become the responsibility of South Ogden City, depending on the type of improvements made. An inter-local agreement between South Ogden City and Uintah City may be required to ensure

sewer, roads and other services are provided in an equitable manner. It should be noted that Uintah City also includes a portion of the area in their annexation policy plan. Both cities have obvious interests in the area, and the intent would be that both would participate in future annexation and development decisions.



ESTIMATE OF TAX CONSEQUENCES

The area is undeveloped at this time and generates a minimum of taxes to Weber County. If the land were developed, more taxes would be generated, although it is unclear if these would be sufficient to offset costs. It may be desirable to make some of the costs site specific, and others absorbed into the municipal tax base. Until a development is proposed and evaluated, it cannot be pre-determined whether tax liabilities will be similar to other areas in the city.

THE AFFECTED ENTITIES

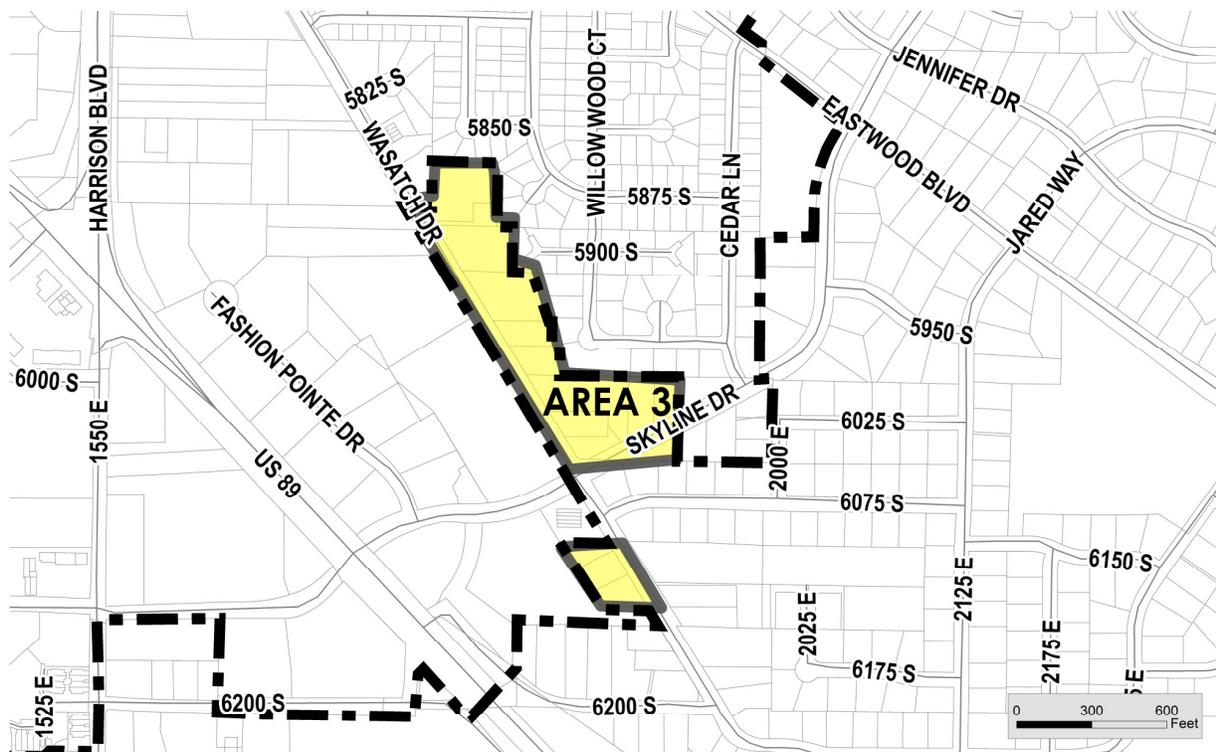
- Weber County
- Weber School District
- Uintah City
- Central Weber Sewer Improvement District
- Weber Mosquito Abatement District
- Weber Area 911 Dispatch
- Weber Basin Water Conservancy District
- Weber Fire District

AREA 3

CHARACTER OF THE COMMUNITY

This area consists of two small portions comprising a total of 11 acres. The surrounding South Ogden community was developed primarily in 1970's, and is primarily lower-density residential in character. The area also includes a few older homes in addition to a few newer homes that have been developed in recent years. Wasatch Drive is a collector street that services most of the community. The proposed annexation area is located at the southern extents of this roadway, where it is anticipated that the properties located on the east side of the street will be developed with residential homes similar to those that surround it, while the properties on the west side of Wasatch Drive will be commercial in nature, matching the uses to the southwest. It is expected that office buildings and/or retail uses will be located on the latter site. The unincorporated area to the south and east are dominated by low-density residential neighborhoods that have been in existence for several decades.

Map 4
Area 3



NEED FOR MUNICIPAL SERVICES

Area 3 has been planned for development expansion for several years. The utilities necessary to facilitate this development are available through South Ogden City and the Uintah Highlands Improvement District. As development is approved, costs to connect to or expand the utilities will be paid by the developers, with the costs to maintain public improvements will be offset by the anticipated increase in tax revenues.

ESTIMATE OF TAX CONSEQUENCES

The small size of this annexation area, coupled by the fact that infrastructure is readily available supports the notion that costs can be easily absorbed by the increase in tax revenue generated by new development. Service costs will either remain the same or be reduced assuming South Ogden City provides the services.

THE AFFECTED ENTITIES

- Weber County
- Weber School District
- Uintah Highlands Water Improvement District
- Central Weber Sewer Improvement District
- Weber Mosquito Abatement District
- Weber Area 911 Dispatch
- Weber Basin Water Conservancy District
- Weber Fire District

AREA 4

Area 4 has been removed from the Annexation Policy Plan as it has been annexed into South Ogden City.

AREA 5

CHARACTER OF THE COMMUNITY

This area is located on the southern extent of South Ogden, encompassing 265-acres in total. The existing character of South Ogden City in this area is primarily low-density residential in nature, located on flat bluff lands to the north and east. The site is located just south of South Ogden Junior High School, and is dominated by flat pasturelands with potential for development, with steep slopes demarcating the southern edges of the site. The area is visible from Uintah City in the valley below.

The area is visible from Uintah City in the valley to the west. Drainage, utility, access, and visual impacts of the hillside are of concern to both communities, as is the stability of portions with steep slopes. It should be noted that both Washington Terrace and Uintah City have included portions of the area in their annexation policy plans.

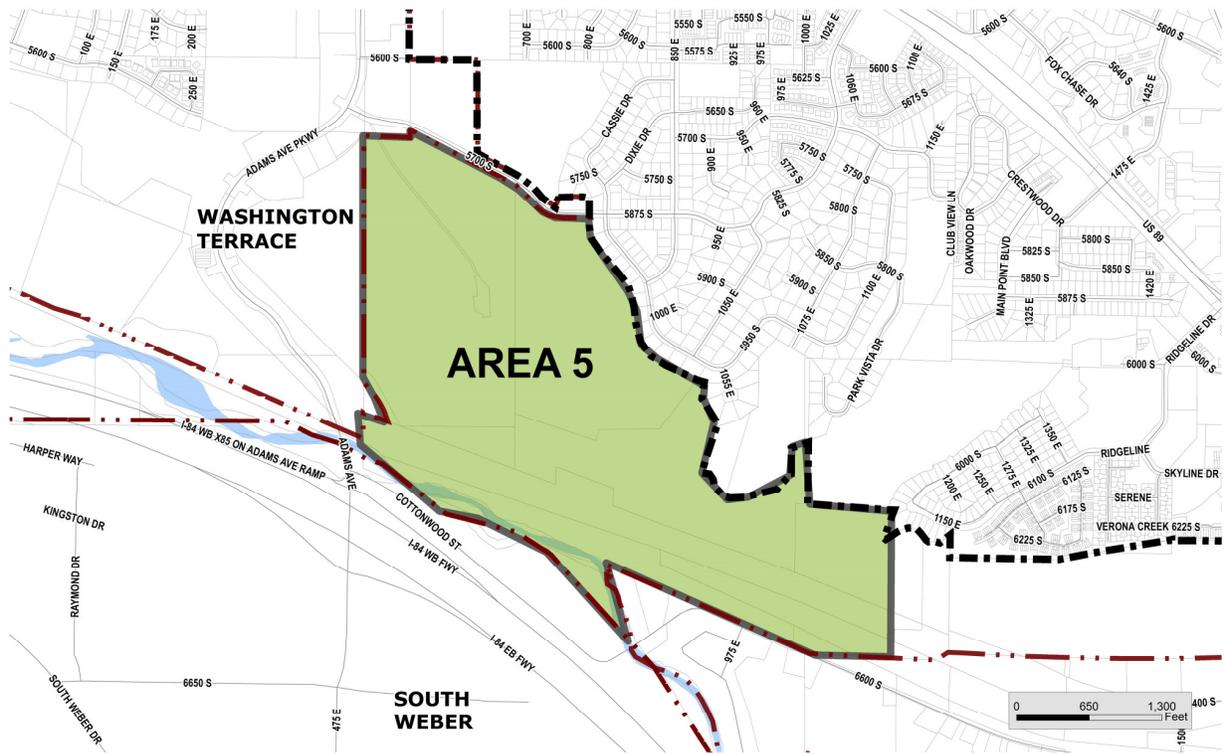
NEED FOR MUNICIPAL SERVICES

An assessment of the flat area immediately south of the junior high school has been conducted, which indicates that 365 new homes could potentially be built on 168 acres, assuming the R-1-10 zoning which defines the surrounding areas in South Ogden are applied. Based on this assumption, the following are key municipal service implications:

- South Ogden water sources are generally adequate to service this area. However, water distribution systems have not been developed with consideration of the need to service this

area. Storing water to meet the need is possible, although it will likely have a negative impact on the emergency water storage capacity currently established for the City as a whole.

**Map 5
Area 5**



- While there appears to be adequate sewer capacity, it is unclear whether this could be achieved through gravity flow.

Other engineering challenges exist, most notably related to how sewer needs might be met. Based on the site conditions, there is a clear possibility that a sewer pump station could be required. Similarly, storm drain facilities were not planned to meet the additional needs of this area. Storm runoff will most likely need to be pumped beneath the Union Pacific Railroad and I-84 through Uintah City and directed to the Weber River, which poses engineering and coordination challenge.

A cost estimate for the provision of off-site municipal services has been prepared for the 168-acre portion just south of South Ogden Junior High School. The estimate addressed water, sewer and storm drainage only, and was based upon the assumption that gravity-flow systems are possible; if lift stations are required, costs will be significantly higher. According to these assumptions, infrastructure costs would be more than \$2 million in 2015 dollars. It is assumed that these costs will be assumed by the developers of the land.

The areas immediately surrounding the 168-acre portion include steep slopes and susceptible soils which would need to be stabilized and/or avoided if development occurs. Adjacent areas in Washington Terrace are similar to the surrounding areas in South Ogden, dominated by flat pasture areas with low-density residences to the east. Access and infrastructure is generally available.

ESTIMATE OF TAX CONSEQUENCES

Area 5 is generally undeveloped at this time and generates a minimum of taxes to Weber County. If the land is developed additional taxes will be generated, although it is unclear if this would be sufficient to offset the costs incurred. It may be desirable to make some of the costs site specific, while other costs could be absorbed into the municipal tax base. Until a development is proposed and evaluated, it cannot be determined ahead of time if the tax liability is comparable to others in the adjacent areas.

Service costs to Weber County will be reduced in this area, as South Ogden City will provide the services. The maintenance of improvements may or may not become the responsibility of South Ogden City, depending upon the type of infrastructure required and how it is provided. Development may require the establishment of an inter-local agreement between South Ogden City and Uintah City, particularly for the provision of sewer and storm water needs. Likewise, development may require the establishment of an inter-local agreement between South Ogden City and Washington Terrace, which also includes this area in their annexation plan. Both cities have obvious interests in this area and how it is developed, and it is assumed that both cities would participate in the decisions related to development and provision of services.

THE AFFECTED ENTITIES

- Washington Terrace
- Uintah City
- Weber County
- Weber School District
- Central Weber Sewer Improvement District
- Weber Mosquito Abatement District
- Weber Area 911 Dispatch
- Weber Basin Water Conservancy District
- Weber Fire District
- South Weber City

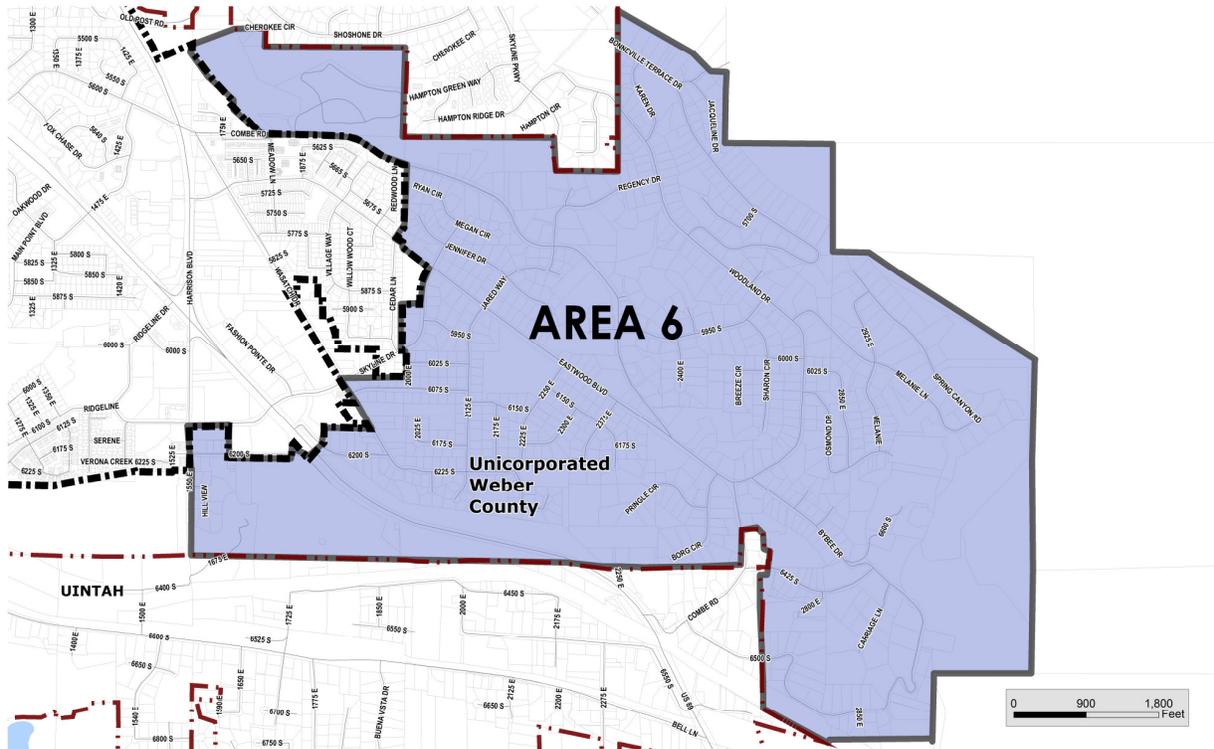
AREA 6

CHARACTER OF THE COMMUNITY

The existing South Ogden community character adjacent to this 1,136 acre area is primarily low-density, single-family residential, with some higher density residential portions located near US-89. The areas to the south and east are dominated by low-density, single-family residential dwellings that have been in existence for many years. These homes and associated development patterns differ significantly from those found in the adjacent South Ogden neighborhoods, and are dominated by less-contiguous road systems, a variety of road standards (including private

roads), and patterns that generally reflect the steep topography of the hillsides and ravines where they are located.

**Map 6
Area 6**



NEED FOR MUNICIPAL SERVICES

The area is primarily developed and planned for development expansion for several years. This includes major utilities, which are provided by Uintah Highlands Water Improvement District. If any additional infill development is approved, costs to connect to or expand the utilities will be paid by the developer. It is also assumed that South Ogden City would need to assume operation of the Uintah Highland Water Improvement District when this area is annexed, including monitoring and upkeep of wells.

There is concern that existing infrastructure is inadequate and does not meet the standards of South Ogden City.

ESTIMATE OF TAX CONSEQUENCES

The area generates some taxes for Weber County, which it is assumed are equal to costs incurred. If additional land is developed, more taxes would be generated although it is unclear if these would offset costs, particularly when South Ogden infrastructure standards are implemented and associated upgrading of municipal services are accounted for. Furthermore, it is likely that Uintah Highlands Water Improvement District services will need to be upgraded, further increasing the tax cost South Ogden City. A detailed analysis of the costs and benefits will be required before any positive decision could be reached regarding future annexations.

THE AFFECTED ENTITIES

- Uintah City
- Weber County
- Weber School District
- Central Weber Sewer Improvement District
- Weber Mosquito Abatement District
- Weber Area 911 Dispatch
- Weber Basin Water Conservancy District
- Weber Fire District

3. State Law Regarding Annexations

In 1979, the Utah State Legislature passed an annexation law that outlined the criteria, policy declaration and standards required for annexation. The law also provided for a boundary commission to settle annexation disputes within each county. Changes to the law in 1997 eliminated the policy declaration requirement of the annexation law and made other procedural changes. In 2001, the Legislature further amended portions of the annexation law to further define the requirements and responsibilities of counties and municipalities regarding annexation

After December 31, 2002, laws were adopted that ensured that no municipality may annex an unincorporated area located within a specified county unless the municipality has adopted an annexation policy plan as provided below.

To adopt an annexation policy plan the planning commission shall:

- prepare a proposed annexation policy plan that complies with Subsection (3);
- hold a public meeting to allow affected entities to examine the proposed annexation policy plan and to provide input on it;
- provide notice of the public meeting under Subsection (2)(a)(ii) to each affected entity at least 14 days before the meeting;
- accept and consider any additional written comments from affected entities until 10 days after the public meeting under Subsection (2)(a)(ii);
- before holding the public hearing required under Subsection (2)(a)(vi), make any modifications to the proposed annexation policy plan the planning commission considers appropriate, based on input provided at or within 10 days after the public meeting under Subsection (2)(a)(ii);
- hold a public hearing on the proposed annexation policy plan;
- provide reasonable public notice, including notice to each affected entity, of the public hearing required under Subsection (2)(a)(vi) at least 14 days before the date of the hearing;
- make any modifications to the proposed annexation policy plan the planning commission considers appropriate, based on public input provided at the public hearing.

The Planning Commission shall submit its recommended annexation policy plan to the municipal legislative body (city council) and the municipal legislative body shall

- hold a public hearing on the annexation policy plan recommended by the planning commission;
- provide reasonable notice, including notice to each affected entity, of the public hearing at least 14 days before the date of the hearing;
- after the public hearing under Subsection (2)(b)(ii), make any modifications to the recommended annexation policy plan that the legislative body considers appropriate; and
- adopt the recommended annexation policy plan, with or without modifications.

Each annexation policy plan shall include:

- a map of the expansion area which may include territory located outside the county in which the municipality is located;
- a statement of the specific criteria that will guide the municipality's decision whether or not to grant future annexation petitions, addressing matters relevant to those criteria including:
 - (i) the character of the community;
 - (ii) the need for municipal services in developed and undeveloped unincorporated areas;
 - (iii) the municipality's plans for extension of municipal services;
 - (iv) how the services will be financed;
 - (v) an estimate of the tax consequences to residents both currently within the municipal boundaries and in the expansion area; and
 - (vi) the interests of all affected entities;
- justification for excluding from the expansion area any area containing urban development within 1/2 mile of the municipality's boundary; and
- a statement addressing any comments made by affected entities at or within 10 days after the public meeting under Subsection (2)(a)(ii).

In developing, considering, and adopting an annexation policy plan, the planning commission and municipal legislative body shall:

- attempt to avoid gaps between or overlaps with the expansion areas of other municipalities;
- consider population growth projections for the municipality and adjoining areas for the next 20 years;
- consider current and projected costs of infrastructure, urban services, and public facilities necessary:
 - (1) to facilitate full development of the area within the municipality; and
 - (ii) to expand the infrastructure, services, and facilities into the area being considered for inclusion in the expansion area.

- consider, in conjunction with the municipality's general plan, the need over the next 20 years for additional land suitable for residential, commercial, and industrial development;
- consider the reasons for including agricultural lands, forests, recreational areas, and wildlife management areas in the municipality; and
- be guided by the principles set forth in Subsection 10-2-403 (5) of the Utah State Code.

Within 30 days after adopting an annexation policy plan, the municipal legislative body shall submit a copy of the plan to the legislative body of each county in which any of the municipality's expansion area is located.

Nothing in this chapter may be construed to prohibit or restrict two or more municipalities in specified counties from negotiating and cooperating with respect to defining each municipality's expansion area under an annexation policy plan.



**SOUTH OGDEN CITY ANNEXATION POLICY PLAN
(2008)
PROPOSED AMENDMENT 2015
AREAS 1 and 3**

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This is a legislative decision that is made in two phases:

First, as a municipality that is willing to grow (some are not) and with an existing annexation policy plan in place, South Ogden must adopt a new annexation policy plan that reflects the new direction and changes. The existing South Ogden Annexation Policy Plan was adopted in 2008, replacing previous versions that were adopted in 1997 and modified in 2003 and 2006. This amendment modifies the 2008 South Ogden Amendment Policy Plan incorporating two of the existing annexation areas with minor modifications/ clarifications (Areas 1 and 2), maintaining one existing annexation area "as is" with minor text modifications (Area 3), deleting Annexation Area 4 in its entirety (the area has been annexed into South Ogden since the 2008 amendment was adopted), and adding two new annexation areas (Areas 5 and 6.)

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1. A petition requesting annexation, signed by a majority of the owners of property in the area to be annexed (i.e., a majority of the private land and equal to at least 1/3 of the value of all private property, or 100 percent of owner if the area is within an agricultural protection area) be filed with the city recorder;
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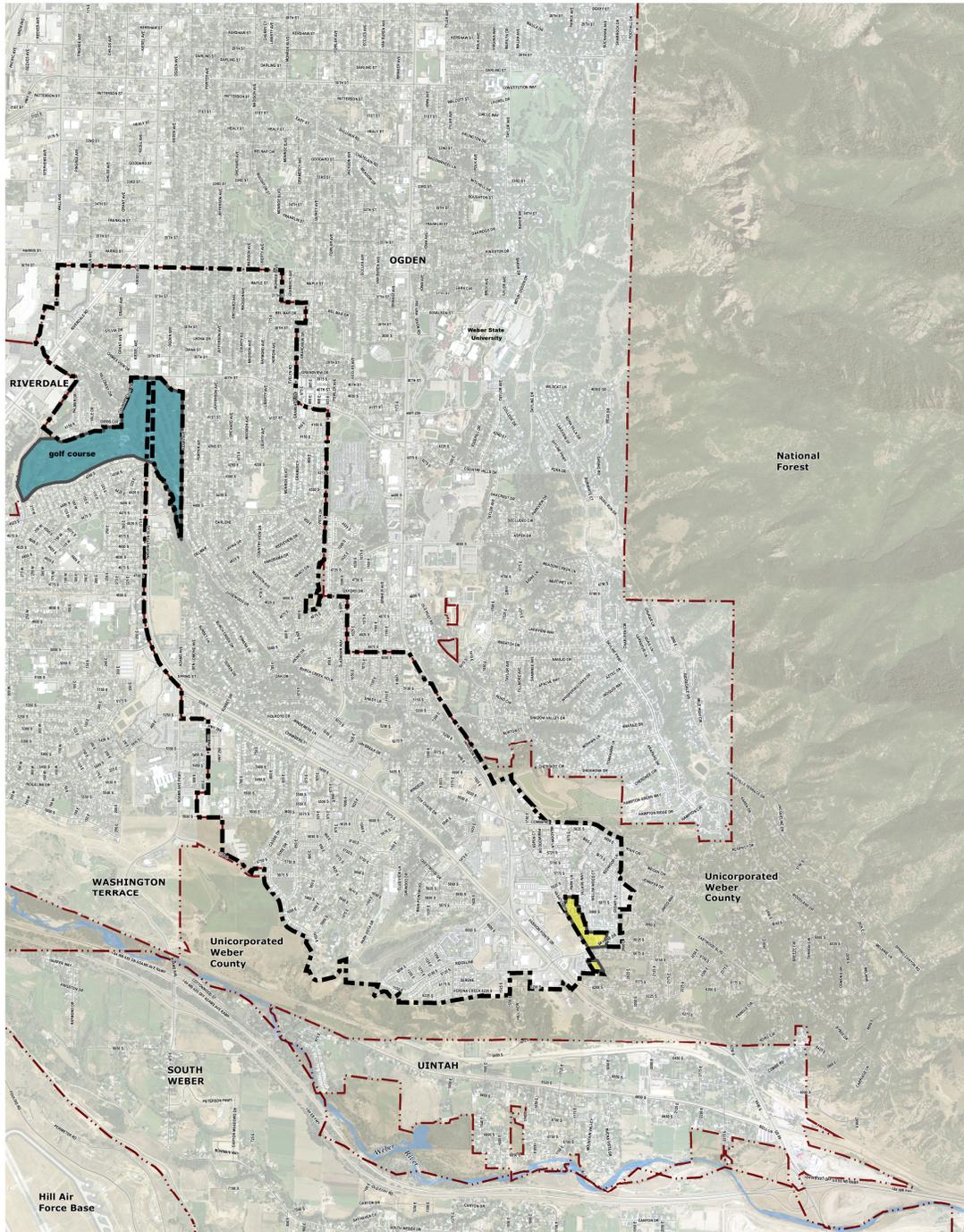
- Attempt to avoid gaps between or overlaps with the expansion areas of other municipalities;
- Consider population growth projections for the municipality and adjoining areas for the next 20 years;
- Consider current and projected costs of infrastructure, urban services and public facilities necessary to facilitate full development of the area within the municipality and to expand the infrastructure, services and facilities into the area being considered for inclusion in the expansion area;
- Consider the need over the next 20 years for additional land suitable for residential, commercial and industrial development;
- Consider the reasons for including agricultural lands, forests, recreational areas and wildlife management areas in the municipality; and
- Be guided by the principles set forth in UCA 10-2-403 (5), 1953.

2. Annexation Policy Plan Amendment 2015

NOTE

Annexation Expansion Areas 1-4 were originally approved by the City Council in 2003, and amended in 2006 and 2008. Area 2 encompasses primarily steep hillside and has been eliminated from this amendment. Area 4 (the South Ogden Junior High School Expansion Area) has been incorporated into the City in recent years and has been removed from this amendment. Map 1 illustrates the location of Annexation Areas 1 and 3 from a citywide context. Detailed maps of the same are provided in the annexation area descriptions that follow.

Map 1 Annexation Areas



ANNEXATION AREA OVERVIEW

-  South Ogden City Boundary
-  Adjacent Municipal/County Boundary
-  Annexation Area 1
-  Annexation Area 3

South Ogden General Plan
Map Analysis

April 2015



0 0.25 0.5
Miles



AREA 1

CHARACTER OF THE COMMUNITY

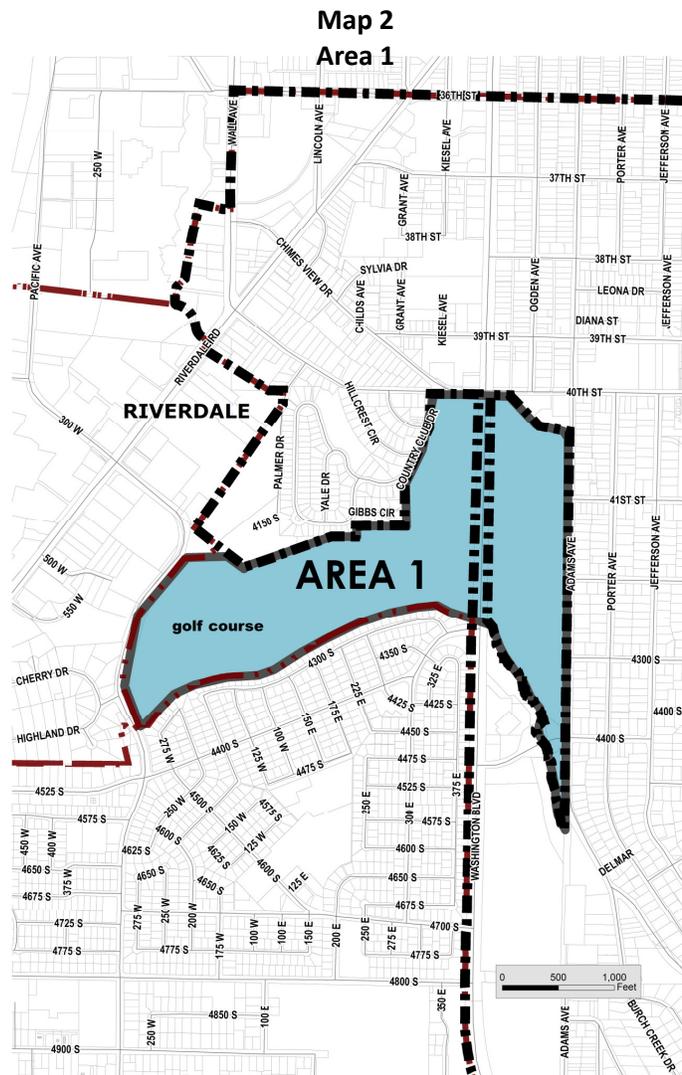
This is a 126 acre site that currently encompasses the Ogden Golf and Country Club. The surrounding area is fully developed in South Ogden City as well as Washington Terrace and Riverdale City. Most of the surrounding area is made up of long established residential neighborhoods, with limited commercial uses located north of 40th Street in South Ogden, which is an arterial street. Access to the Ogden Golf and Country Club is from U.S. 89, a main arterial street that divides the golf course into two separate parcels. A tunnel is located under the street, providing a direct pedestrian link between the two parcels, and continuous pedestrian circulation throughout the course.

It should be noted that Washington Terrace has also adopted an annexation policy plan that includes Area 1 west of US-89 (see map for Area 1.)

NEED FOR MUNICIPAL SERVICES

This area is the Ogden Golf and Country Club. The South Ogden City General Plan indicates a desire to maintain this open space as part of the City environment. The bulk of the facility is located on the east side of U.S. 89, forming an island of unincorporated Weber County land. The site does not need to be annexed to South Ogden to remain a visual asset to the community. However, in the event that the club organization wants to become part of the City, the City would consider annexation. The City will then provide all municipal services as provided to others in the City. In the event that the club organization offers the facility for sale, South Ogden City would investigate the possibility of purchasing the property as a City facility or a jointly owned facility with other municipal entities such as Weber County and Washington Terrace.

The cost of providing municipal services to the area “as is” would be minimal and would have little impact on the existing City infrastructure or organization. The loss to Weber County would in turn be minimal because of the low demand for services.



ESTIMATE OF TAX CONSEQUENCES

The estimated tax consequences would be minimal, having little impact on the existing South Ogden City tax burden or benefit. The loss to Weber County would likewise be minimal.

THE AFFECTED ENTITIES

- Riverdale City
- Washington Terrace
- Ogden City
- Weber School District
- Weber County
- Central Weber Sewer Improvement District
- Weber Mosquito Abatement District
- Weber Area 911 Dispatch
- Pine View Water
- Weber Fire District

AREA 3

CHARACTER OF THE COMMUNITY

This area consists of two small portions comprising a total of 11 acres. The surrounding South Ogden community was developed primarily in 1970's, and is primarily lower-density residential in character. The area also includes a few older homes in addition to a few newer homes that have been developed in recent years. Wasatch Drive is a collector street that services most of the community. The proposed annexation area is located at the southern extents of this roadway, where it is anticipated that the properties located on the east side of the street will be developed with residential homes similar to those that surround it, while the properties on the west side of Wasatch Drive will be commercial in nature, matching the uses to the southwest. It is expected that office buildings and/or retail uses will be located on the latter site. The unincorporated area to the south and east are dominated by low-density residential neighborhoods that have been in existence for several decades.

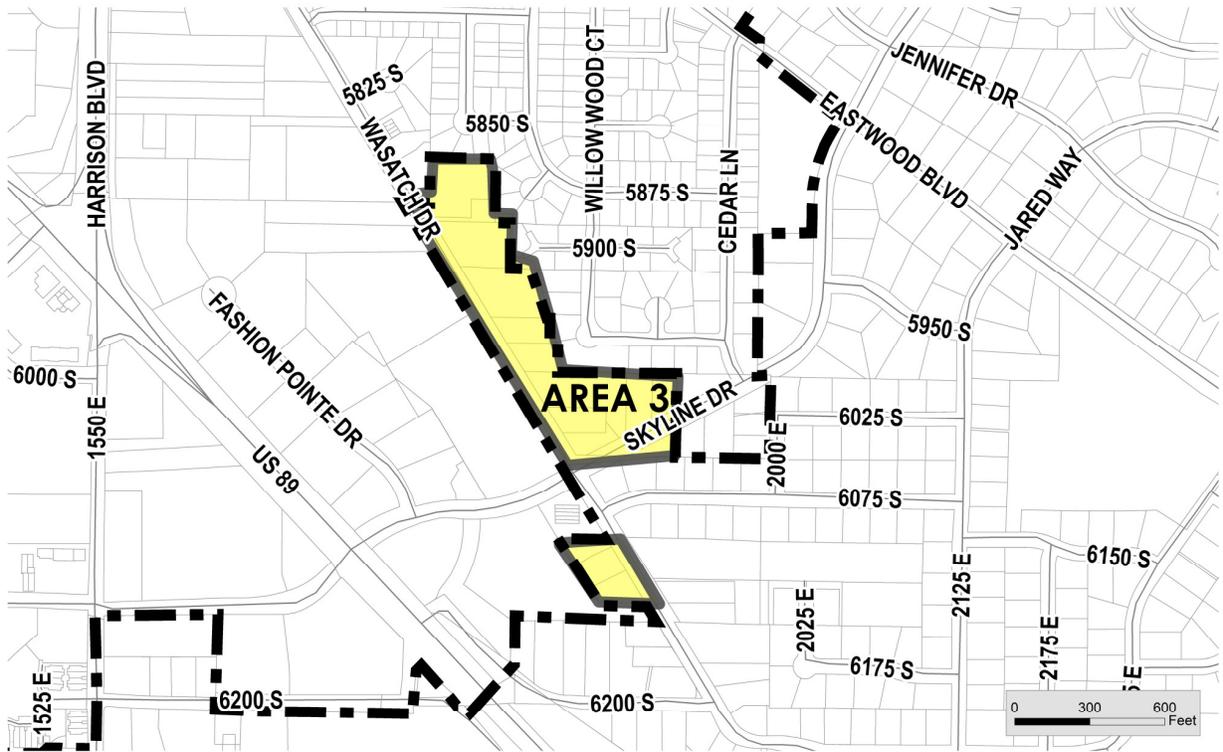
NEED FOR MUNICIPAL SERVICES

Area 3 has been planned for development expansion for several years. The utilities necessary to facilitate this development are available through South Ogden City and the Uintah Highlands Improvement District. As development is approved, costs to connect to or expand the utilities will be paid by the developers, with the costs to maintain public improvements will be offset by the anticipated increase in tax revenues.

ESTIMATE OF TAX CONSEQUENCES

The small size of this annexation area, coupled by the fact that infrastructure is readily available supports the notion that costs can be easily absorbed by the increase in tax revenue generated by new development. Service costs will either remain the same or be reduced assuming South Ogden City provides the services.

Map 3
Area 2



THE AFFECTED ENTITIES

- Weber County
- Weber School District
- Uintah Highlands Water Improvement District
- Central Weber Sewer Improvement District
- Weber Mosquito Abatement District
- Weber Area 911 Dispatch
- Weber Basin Water Conservancy District
- Weber Fire District

3. State Law Regarding Annexations

In 1979, the Utah State Legislature passed an annexation law that outlined the criteria, policy declaration and standards required for annexation. The law also provided for a boundary commission to settle annexation disputes within each county. Changes to the law in 1997 eliminated the policy declaration requirement of the annexation law and made other procedural changes. In 2001, the Legislature further amended portions of the annexation law to further define the requirements and responsibilities of counties and municipalities regarding annexation

After December 31, 2002, laws were adopted that ensured that no municipality may annex an unincorporated area located within a specified county unless the municipality has adopted an annexation policy plan as provided below.

To adopt an annexation policy plan the planning commission shall:

- prepare a proposed annexation policy plan that complies with Subsection (3);
- hold a public meeting to allow affected entities to examine the proposed annexation policy plan and to provide input on it;
- provide notice of the public meeting under Subsection (2)(a)(ii) to each affected entity at least 14 days before the meeting;
- accept and consider any additional written comments from affected entities until 10 days after the public meeting under Subsection (2)(a)(ii);
- before holding the public hearing required under Subsection (2)(a)(vi), make any modifications to the proposed annexation policy plan the planning commission considers appropriate, based on input provided at or within 10 days after the public meeting under Subsection (2)(a)(ii);
- hold a public hearing on the proposed annexation policy plan;
- provide reasonable public notice, including notice to each affected entity, of the public hearing required under Subsection (2)(a)(vi) at least 14 days before the date of the hearing;
- make any modifications to the proposed annexation policy plan the planning commission considers appropriate, based on public input provided at the public hearing.

The Planning Commission shall the submit its recommended annexation policy plan to the municipal legislative body (city council) and the municipal legislative body shall

- hold a public hearing on the annexation policy plan recommended by the planning commission;
- provide reasonable notice, including notice to each affected entity, of the public hearing at least 14 days before the date of the hearing;
- after the public hearing under Subsection (2)(b)(ii), make any modifications to the recommended annexation policy plan that the legislative body considers appropriate; and
- adopt the recommended annexation policy plan, with or without modifications.

Each annexation policy plan shall include:

- a map of the expansion area which may include territory located outside the county in which the municipality is located;
- a statement of the specific criteria that will guide the municipality's decision whether or not to grant future annexation petitions, addressing matters relevant to those criteria including:
 - (i) the character of the community;
 - (ii) the need for municipal services in developed and undeveloped unincorporated areas;

- (iii) the municipality's plans for extension of municipal services;
 - (iv) how the services will be financed;
 - (v) an estimate of the tax consequences to residents both currently within the municipal boundaries and in the expansion area; and
 - (vi) the interests of all affected entities;
- justification for excluding from the expansion area any area containing urban development within 1/2 mile of the municipality's boundary; and
 - a statement addressing any comments made by affected entities at or within 10 days after the public meeting under Subsection (2)(a)(ii).

In developing, considering, and adopting an annexation policy plan, the planning commission and municipal legislative body shall:

- attempt to avoid gaps between or overlaps with the expansion areas of other municipalities;
- consider population growth projections for the municipality and adjoining areas for the next 20 years;
- consider current and projected costs of infrastructure, urban services, and public facilities necessary:
 - (1) to facilitate full development of the area within the municipality; and
 - (ii) to expand the infrastructure, services, and facilities into the area being considered for inclusion in the expansion area.
- consider, in conjunction with the municipality's general plan, the need over the next 20 years for additional land suitable for residential, commercial, and industrial development;
- consider the reasons for including agricultural lands, forests, recreational areas, and wildlife management areas in the municipality; and
- be guided by the principles set forth in Subsection 10-2-403 (5) of the Utah State Code.

Within 30 days after adopting an annexation policy plan, the municipal legislative body shall submit a copy of the plan to the legislative body of each county in which any of the municipality's expansion area is located.

Nothing in this chapter may be construed to prohibit or restrict two or more municipalities in specified counties from negotiating and cooperating with respect to defining each municipality's expansion area under an annexation policy plan.

Traffic Study of Cedar Lane and Skyline Drive Intersection

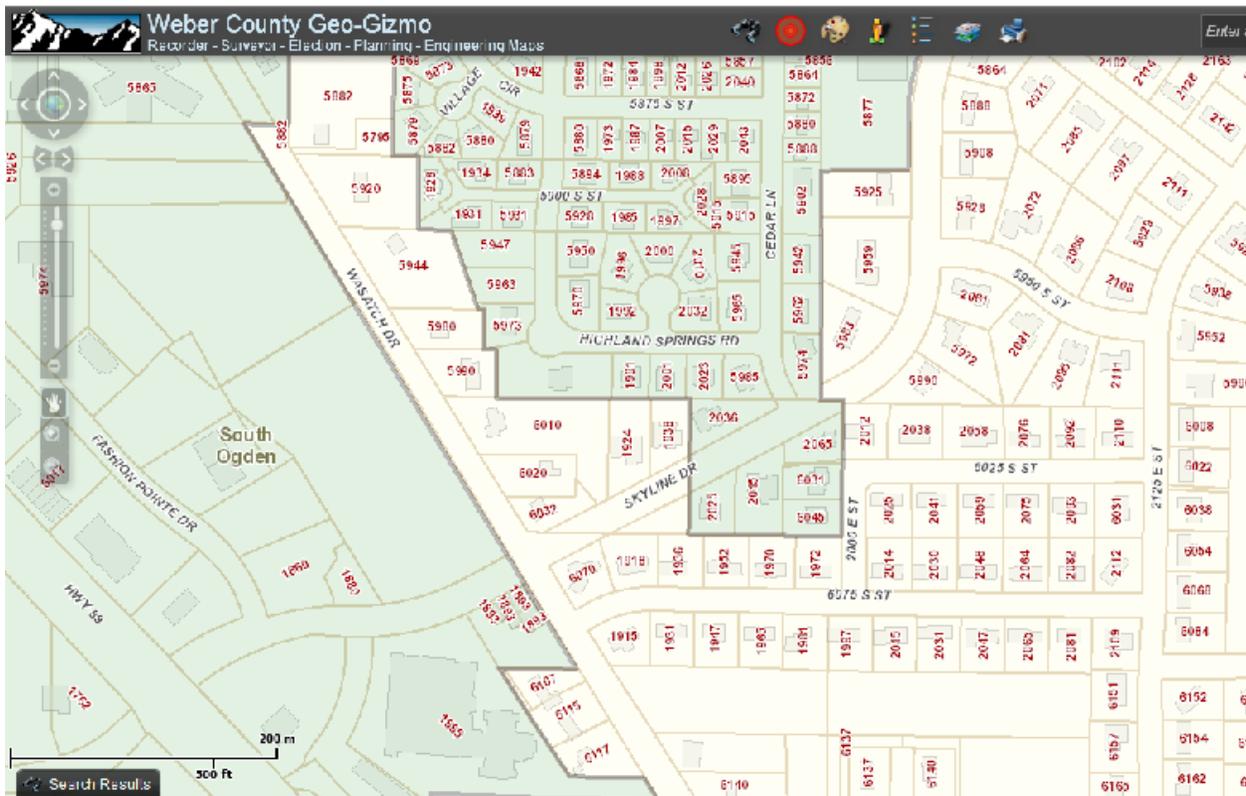
Motors Officer Ryan Bailey
South Ogden Police Department
Motors/EVO Instructor
Traffic Division

Evaluation Focus:

- Skyline Drive/Cedar Lane intersection and stop sign placement.
- Speed Limit Evaluation of Skyline Drive relative to this intersection.

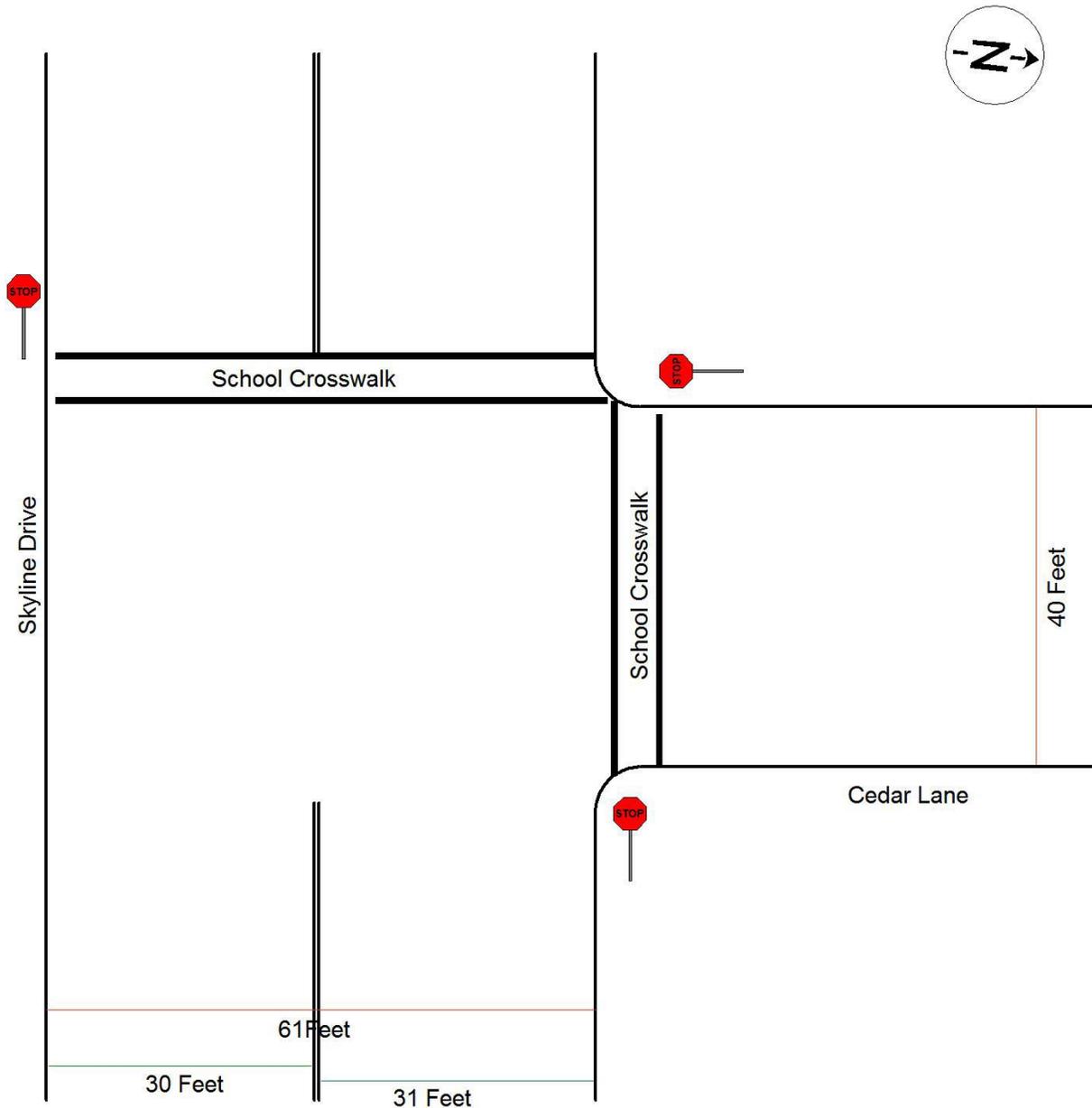
Evaluation of Boundaries:

Utilizing Weber County GIS map, I was able to determine that South Ogden City has jurisdiction of this intersection. The blue area on the map represents South Ogden Jurisdiction. White represents Unincorporated. South Ogden has jurisdiction of approximately 375' of the North Side of Skyline Drive, and 430' on the South side of Skyline Dr. which includes the intersection of Skyline Drive/Cedar Lane.



Intersection Demographics/Characteristics:

Evaluations of the intersection itself are as follows: This intersection is in a residential area, and is the **only** southern exit for the Meadows Subdivision. (see above map) Skyline Drive travels East/West and is a total of 61' wide from curb to curb. Eastbound lane is 31' wide and Westbound is 30' wide. East/West lanes are divided by double yellow lines. Cedar Lane is a total of 40' wide and has no lane markers. School Crosswalks for Uintah Elementary are present across Cedar Lane at the Stop sign and across Skyline Drive on the West side of the intersection. (See diagram below) Speed limits on both Skyline Drive and Cedar Lane are 25 mph.





Crosswalk Information:

The map below is the Weber School District boundary map. The pink area of the map represents Uintah Elementary Boundaries. The School Crosswalk at Cedar Lane and Skyline Drive is the closest and **only** crosswalk for all elementary students in the South portion of the Meadows Subdivision area. This is an unmanned crosswalk on the West side of the intersection. The lower speed of 25 MPH and the stop signs are the only safety precautions that are in place to protect the children that utilize this crosswalk.



Geographical Information:

- The area surrounding the intersection of Cedar Lane and Skyline Drive is residential.
- Traveling toward the intersection from the West to East offers good visibility of the intersection, and there were no observed hazards that may reduce visibility of the intersection.
- Traveling toward the intersection from East to West, There is no view of the intersection . The roadway travels Southbound, then turns sharp to the West (right turn) just before the intersection. View of the intersection is totally obstructed due to numerous large trees and other shrubery on the North side of the roadway. (See Photos 1, 2, and 3)
- Traveling toward the intersection from East to West, The intersection and stop sign becomes visible to a driver at a distance of 136' East of the intersection. I drove this direction several times, and stopped at the point that I could both recognize there was an intersection ahead, and see there was a stop sign requiring I stop. This was how a distance of 136' was determined. (See Photo 4)



Photo 1



Photo 2



Photo 3



Photo 4

Mathematical Facts:

- At **25 MPH** a vehicle travels **36.675' per second**.
- At **30 MPH** a vehicle travels **44.01' per second**.
- Maximum line of sight in traveling toward this intersection from East to West is **136'**

- At **25 MPH**, a vehicle will travel 136' in **3.70** seconds
- At **30 MPH**, a vehicle will travel 136' in **3.09** seconds

The average Perception/Reaction time of the average driver is 1.5-2.0 seconds. Perception/Reaction time is the time it takes a person to recognize there is a problem, and react accordingly. (Example: a dog runs into the roadway in front of a driver. It takes the average driver 1.5-2.0 seconds to mentally perceive there is a problem, and physically react i.e get foot to the brake or start an evasive maneuver) Factors such as driving experience, age, gender, time of day, visibility, and environment, extend reaction time thus increasing distance needed to react.

Using a 1.5 second perception/reaction time and remembering we only have 136' to work with:

Perception/Reaction Distance at **25 MPH** is **54.99 ft**

Stopping Distance at at **25 MPH** is **26.55 Ft**

Total P/R time plus *skid to stop* @ **25 MPH** is **81.54 feet**

Total Remaining Distance: 54.56 Ft

Perception/Reaction Distance at **30 MPH** is **66 ft**

Stopping Distance at **30 MPH** is **38.25 ft**

Total P/R time plus *skid to stop* @ **30 MPH** is **104.25 ft**

Total Remaining Distance: 31.75 Ft

Using a 2.0 second perception/reaction time and remembering we only have 136' to work with

Perception/Reaction Distance at **25 MPH** is **73.32 ft**

Stopping Distance at at **25 MPH** is **26.55 Ft**

Total P/R time plus *skid to stop* @ **25 MPH** is **99.87 feet**

Total Remaining Distance: 36.13 Ft

Perception/Reaction Distance at **30 MPH** is **87.99 ft**

Stopping Distance at **30 MPH** is **38.25 ft**

Total P/R time plus *skid to stop* @ **30 MPH** is **126.24 ft**

Total Remaining Distance: 9.76 ft

Findings/Opinion:

In looking at this particular intersection I found there is a very limited line of sight to the intersection when traveling from East to West. This intersection is very similar in nature to the intersection at Glassman Way and Ben Lomond Dr., but in my opinion more dangerous as traffic is not traveling uphill as they are on Glassman.

I determined the limited line of sight to the intersection is the greatest hazard that needed to be considered in forming an opinion in relation to sign placement and speed limit which were the reasons for this study.

Assuming there were no stop signs for Skyline Dr. Traffic at the intersection of Skyline Drive and Cedar Lane and the speed limit were 25 MPH as it is now, someone turning left or right off of Cedar lane onto Skyline Drive at the same time a vehicle came into view that was traveling from East to West on Skyline Drive; The driver at Cedar lane would have 3.7 seconds to recognize a vehicle was traveling Eastbound, try to get pulled out into traffic, clear the

intersection, and get up to speed in order to avoid collision. If the speed were increased to 30 MPH, the time would be decreased to 3.09 seconds.

Assuming there were no stop signs for Skyline Dr. traffic, at the intersection of Skyline Drive and Cedar Lane and a child was using the school crosswalk, due to the limited line of sight approaching this intersection, at 25 MPH a driver traveling from East to West would have 3.7 seconds to recognize a child was in the crosswalk and come to a stop for the child. If the speed were increased to 30 MPH the driver would have 3.09 seconds.

For these reasons, it is my opinion that the Stop Signs are appropriately placed at this intersection and it is imperative they should remain as they are. They create a protective barrier for the crosswalk, and allow Southbound Cedar Lane traffic to safely navigate the intersection.

Due to the limited line of sight at the intersection, it is also my opinion it is imperative to the safety of those citizens and children that use this intersection that the speed remain at 25 MPH. In the very best scenario, (p/r of 1.5 sec/skid to stop) there is only a 54' buffer zone for a driver to get stopped safely as it is now. If reaction time is increased only 0.5 seconds that buffer is decreased to 36'.

If the speed were increased to 30 MPH as proposed, in the very best Scenario (p/r of 1.5 sec/skid to stop) the buffer zone is decreased to 31' for a driver to get stopped safely. If reaction time is increased only 0.5 seconds that is decreased to only 9'.

My only suggestion that could improve safety of this intersection is that a "Stop Sign Ahead" sign be placed to the East of the intersection to assist drivers in recognizing that a controlled intersection is quickly approaching.

City Council Staff Report



Subject: Code Enforcement Quarterly Update
Author: Darin Parke
Department: Police
Date: 4/21/15

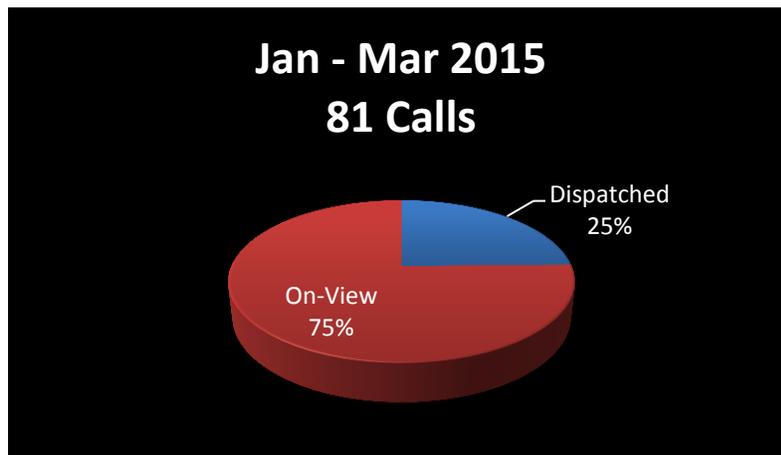
Recommendation

There is no recommendation. This is the quarterly report on ordinance enforcement done by the police department.

Background

This is an update requested by the council.

Analysis

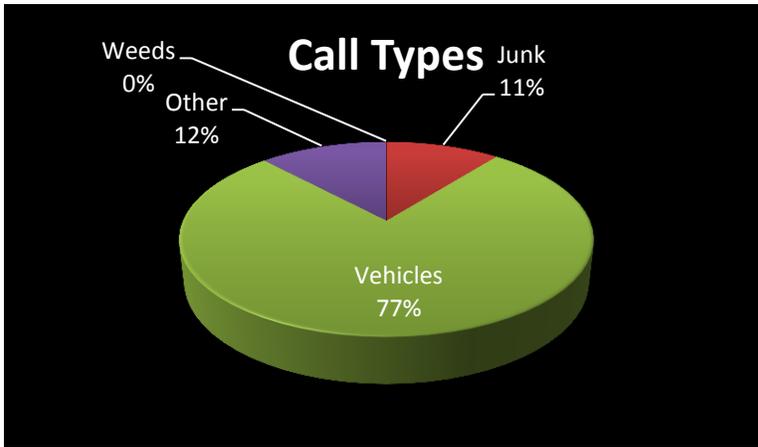


Jan – Mar, 2015, a total of 81 calls for ordinance violations were received/noted. Of those 81, 20 were dispatched and 61 were self-initiated.



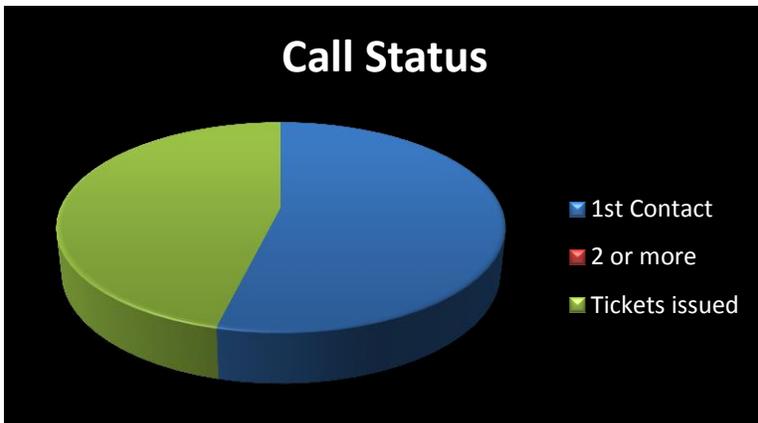
Of the 81 calls, a total of 7 cases were generated for investigation and follow up.

As of the end of the quarter, 3 remain open for investigation and 9 were closed. (some of the closed cases were carried over from 2014.)



0 weed 8 junk 58 veh 9 other

The “vehicle” percentage also reflects contact with snowbound vehicles in the roadway. “Other” is any other contact that officers handled regarding city ordinance, i.e. skateboarders, solicitors, juvenile issues (not including those handled by the school resource officer.)



None of the cases assigned in the first quarter required more than the initial contact with the violator.

Four citations were issued for ordinance parking violations, and two for “other” ordinance violations, for a total of 6 citations.

January

52 calls
48 officer viewed
4 dispatched

February

11 calls
5 officer viewed
6 dispatched

March

18 calls
8 officer viewed
10 dispatched

Significant Impacts

No budget impact.

Attachments

None

NOTICE AND AGENDA

SOUTH OGDEN CITY ARTS COUNCIL MEETING Tuesday, April 21, 2015

Notice is hereby given that the South Ogden City Arts Council will hold a meeting on Tuesday, April 21, 2015, at 6 p.m., or as soon as the agenda permits, in the council chambers located at 3950 Adams Avenue, South Ogden, Utah. Any member of the Council may be joining the meeting electronically.

- I. **CALL TO ORDER** – Acting Chair James Minster

- II. **DISCUSSION/ACTION ITEMS**
 - A. Nomination and Election of Arts Council Chair
 - B. Discussion on Rules of Procedure
 - C. Ratifying the Approval of RAMP EZ Grant Applications for South Ogden Days Local Arts and Entertainment Stage (\$2,000) and Music Experience Tent (\$2,000)

- III. **ADJOURN ARTS COUNCIL MEETING**

Posted and emailed to the Standard Examiner April 17, 2015

The undersigned duly appointed City Recorder hereby certifies that a copy of the foregoing notice and agenda was posted in three public places within the South Ogden City limits on April 17, 2015. These public places being: the State of Utah Public Notice Website, the Municipal Center (1st and 2nd floors), and on the City's website (southogdencity.com). Copies were also provided to the governing body.


Leesa Kapetanov, City Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting should notify the board secretary at least 72 hours in advance of the meeting.

FINAL ACTION MAY BE TAKEN ON ANY ITEM ON THIS AGENDA

City Council Staff Report



Subject: EZ RAMP Grants 2015
Author: Jill McCullough
Department: Special Events
Date: 4/17/15

Recommendation

- Ratify the EZ RAMP Grant Requests to support the:
 - South Ogden Days – Local Arts and Entertainment Stage (\$2,000 requested)
 - South Ogden Days – Music Experience Tent (\$2,000 requested)

Background

On Tuesday, April 7 2015, the South Ogden City Council was established as the South Ogden Arts Council. The South Ogden Arts Council needs to be the approving organization for the grants submitted by South Ogden City for art-based applications to be accepted by RAMP.

Analysis

N/A

Significant Impacts

1. Approval of the *Local Arts and Entertainment Stage* grant application will help fund quality local entertainment at South Ogden Days 2015.
2. Approval of the *Music Experience Tent* grant application will provide activities for guests of all ages to experience music and art at the festival, free of charge.

Attachments

The before mentioned EZ PAMP Grant art-based applications for 2015



RAMP EZ GRANT APPLICATION 2015

See Filing Deadlines on the Back of This Application

Note: Municipalities & Governmental Agencies are ineligible for EZ Grants

ORGANIZATION INFORMATION

Name of Nonprofit Organization

South Ogden City - Arts Council

Address		City	State	Zip Code
3950 Adams Ave.		South Ogden	UT	84403
Contact Person		Title or Position		
Matt Dixon		City Manager		
Phone No.	Fax No.	Email Address		
801-622-2702	801-622-2713	mdixon@southogdencity.com		
Alternate Contact Person		Title or Position		
Jill McCullough		Special Events Coordinator		
Phone No.	Fax No.	Email Address		
801-622-2705	801-622-2713	events@southogdencity.com		

Has This Organization Been Registered in Weber County for Three Years or More? Yes No
If you answered 'no' to this question, you are *not* eligible to apply.

Date of Incorporation: July, 1936 Federal Tax ID Number: 87-6000282

Please indicate your organization's status. Nonprofit Educational Affiliate

PROJECT NAME: South Ogden Days Music Experience Tent Priority of This Project: 2
(Limit of 3 applications)

Funds Requested From RAMP: \$ 2,000.00 Total Cost of Project: \$ 3,200.00

Would You Accept Partial Funding? Yes No If An Event, What Is the Date: June 19 & 20, 2015

Location of Project: Friendship Park (655 E. 5490 S. South Ogden, UT 84401)

Brief Summary of This Project, PLEASE INCLUDE AN ITEMIZED BUDGET. (Do not exceed the space in this box, attach additional sheet if needed)

South Ogden Days is an annual event in Weber County that brings in participation from nearly 20,000 community members. Over 80 businesses participate in this event in a variety of ways as well. This grant will go to support the Music Experience Tent at South Ogden Days. The Music Experience is a large tent set up at the park during the South Ogden Days Festival. In the tent individuals are able to participate in a myriad of different art and music activities free of charge. Some of the activities in the tent include; all types of instruments to try-out as well as a variety of art and crafting projects. A local school of Art & Music hosts the tent and provides the instruments & staff. This tent is available to the public all day Friday & Saturday at the festival. The Music Experience adds to the quality of the event and gives families another fun yet free activity to participate in while at the park.

Please Provide the Organization's Official Mission Statement: **(Must Comply with RAMP's Primary Purpose)**

South Ogden City is dedicated to preserving and enhancing quality of life, promoting fiscal responsibility and professionally meeting the expectations of every resident, business, employee and visitor.

Describe How Many People Will Be Affected By This Project and How:

South Ogden Day's 2014 brought over 20,000 participants and we plan to bring the same or more in 2015. The series of events touch upon multiple cultures and organizations, including by not limited to: schools, charities, community members (young and old) as well as businesses.

Explain What Funding Resources Your Organization Has:

This project will be funded by the RAMP grant and in-kind donations from South Ogden City (\$700) and Bravo Arts Academy (\$500).

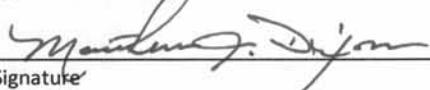
Tell How You Plan To Show RAMP Sponsorship and or signage for this project:

- Ramp banner will be printed by us and hung at the Festival
- Ramp logo will be featured on the back of event t-shirts
- Ramp logo will be featured on our website (www.southogdendays.com) with a link to your website/facebook page of your choice
- Ramp logo featured in the South Ogden Days Publication that goes to all 84403 & 84405 residents and handed out at local businesses

RAMP applications will not be accepted after the filing deadline and any application that has not met the filing requirements will not be considered. Please make sure you have completed the following before submitting your application: (Check the box to the left of each line to make sure you have complied with each step)

- Read the information sheet for completing a RAMP application
- File timely **(Deadline for filing EZ Grants – April 17, 2015)**
- Complete all areas of the application
- Attach proof of nonprofit status
- Provide your organization's mission statement
- Attach detailed budget for entire project and an explanation of how the RAMP funds will be used
(This would include any matching funds and/or letters of support)
- Attach competitive bids and/or cost comparisons – not applicable for EZ Grants**
- Sign and date the application
- Remove the information sheet and charts
- Submit fifteen (15) copies of the application and supporting documents

I hereby acknowledge that I have read the information sheet attached to this application and that all documents submitted to the RAMP Tax Committee for this application are true and correct to the best of my knowledge. I furthermore acknowledge that I have the authority to bind this organization to the project.


Signature

City Manager
Title

4/17/15
Date

FILING DEADLINE FOR MAJOR GRANTS: January 16, 2015 5:00 pm

FILING DEADLINE FOR REGULAR GRANTS: January 16, 2015 5:00 pm

FILING DEADLINE FOR EZ GRANTS: April 17, 2015 5:00 pm

Completed applications should be filed in the Weber County Commission Office by the date & time listed above.

RAMP Tax Advisory Board
Weber County Commission
2380 Washington Blvd., Suite 360
Ogden, Utah 84401

For more information contact:
Shelly Halacy 801 399-8604 shalacy@co.weber.ut.us
Chris Ward 801 399-8709 cward@co.weber.ut.us

South Ogden City

\$3,200

South Ogden Days Music Experience Tent 2015

INCOME / FUNDING SOURCES	\$3,200.00		
	Planned	RAMP Funds	Other Funding
RAMP Grant	\$2,000.00	\$2,000.00	
Sponsorship (Bravo Arts Academy)	\$500.00		\$500.00
Inkind Donation (South Ogden City)	\$700.00		\$700.00
TOTAL INCOME	\$3,200.00	\$2,000.00	\$1,200.00
EXPENSES	\$3,200.00		
	Planned	RAMP Funds	Other Funding
Supplies for Art activities and craft projects	\$1,000.00	\$1,000.00	
Instrument Rental/Van Rental/Equipment Rental	\$400.00	\$400.00	
Tent Rental & Set-up	\$300.00	\$300.00	
Advertising	\$300.00	\$300.00	
Staff from Bravo Arts Academy to cover tent & activities	\$500.00		\$500.00
Tent security provided by South Ogden City, Friday & Saturday	\$500.00		\$500.00
Marketing and advertising by South Ogden City staff	\$200.00		\$200.00
TOTAL EXPENSES	\$3,200.00	\$2,000.00	\$1,200.00



RAMP EZ GRANT APPLICATION 2015

See Filing Deadlines on the Back of This Application

Note: Municipalities & Governmental Agencies are ineligible for EZ Grants

ORGANIZATION INFORMATION

Name of Nonprofit Organization

South Ogden City - Arts Council

Address		City	State	Zip Code
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Contact Person		Title or Position		
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Alternate Contact Person		Title or Position		
Jill McCullough		Special Events Coordinator		
Phone No.	Fax No.	Email Address		
801-622-2705	801-622-2713	events@southogdencity.com		

Has This Organization Been Registered in Weber County for Three Years or More? Yes No

If you answered 'no' to this question, you are not eligible to apply.

Date of Incorporation: July, 1936 Federal Tax ID Number: 87-6000282

Please indicate your organization's status. Nonprofit Educational Affiliate

PROJECT NAME: South Ogden Days Local Arts and Entertainment Stage Priority of This Project: 1
(Limit of 3 applications)

Funds Requested From RAMP: \$ 2,000.00 Total Cost of Project: \$ 6,000.00

Would You Accept Partial Funding? Yes No If An Event, What Is the Date: June 19 & 20, 2015

Location of Project: Friendship Park (655 E. 5490 S. South Ogden, UT 84401)

Brief Summary of This Project, PLEASE INCLUDE AN ITEMIZED BUDGET. (Do not exceed the space in this box, attach additional sheet if needed)

South Ogden Days is an annual event in Weber County that brings in participation from over 20,000 community members. Over 80 businesses and organizations participate in this event in a variety of ways as well. This grant will go to support the local Arts & Entertainment Stage and performers at South Ogden Days. Local performers will provide entertainment, free of charge, to community members as part of the Friday/Saturday Festival. South Ogden Days is full of a variety of other events including; a 3on3 basketball tournament, 5K fun run, Kids K fun run, "South Ogden's Got Talent" competition, Movie in the Park, Car & Motorcycle Show, Parade, Mud volleyball Tournament, Vendors, Golf Tournament, Carnival, Major Concert & a Fireworks Show. Admission to the park is free of charge and all Weber County businesses and residents are encouraged to participate.

Please Provide the Organization's Official Mission Statement: **(Must Comply with RAMP's Primary Purpose)**
South Ogden City is dedicated to preserving and enhancing quality of life, promoting fiscal responsibility and professionally meeting the expectations of every resident, business, employee and visitor.

Describe How Many People Will Be Affected By This Project and How:
South Ogden Day's 2014 brought over 20,000 participants and we plan to bring the same or more in 2015. The series of events touch upon multiple cultures and organizations, including by not limited to: schools, charities, community members (young and old) as well as businesses.

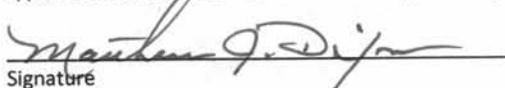
Explain What Funding Resources Your Organization Has:
This project will be funded by contributions from local businesses as well as grants, such as this.

Tell How You Plan To Show RAMP Sponsorship and or signage for this project:
-Ramp banner will be printed by us and hung at the Festival
-Ramp logo will be featured on the back of event t-shirts
-Ramp logo will be featured on our website (www.southogdendays.com) with a link to your website/facebook page of your choice
-Ramp logo featured in the South Ogden Days Publication that goes to all 84403 & 84405 residents and handed out at local businesses

RAMP applications will not be accepted after the filing deadline and any application that has not met the filing requirements will not be considered. Please make sure you have completed the following before submitting your application: (Check the box to the left of each line to make sure you have complied with each step)

- Read the information sheet for completing a RAMP application
- File timely ***Deadline for filing EZ Grants – April 17, 2015***
- Complete all areas of the application
- Attach proof of nonprofit status
- Provide your organization's mission statement
- Attach detailed budget for entire project and an explanation of how the RAMP funds will be used
(This would include any matching funds and/or letters of support)
- Attach competitive bids and/or cost comparisons – not applicable for EZ Grants**
- Sign and date the application
- Remove the information sheet and charts
- Submit fifteen (15) copies of the application and supporting documents

I hereby acknowledge that I have read the information sheet attached to this application and that all documents submitted to the RAMP Tax Committee for this application are true and correct to the best of my knowledge. I furthermore acknowledge that I have the authority to bind this organization to the project.


Signature

City Manager
Title

4/17/15
Date

FILING DEADLINE FOR MAJOR GRANTS:	January 16, 2015 5:00 pm
FILING DEADLINE FOR REGULAR GRANTS:	January 16, 2015 5:00 pm
FILING DEADLINE FOR EZ GRANTS:	April 17, 2015 5:00 pm

Completed applications should be filed in the Weber County Commission Office by the date & time listed above.

RAMP Tax Advisory Board
Weber County Commission
2380 Washington Blvd., Suite 360
Ogden, Utah 84401

For more information contact:
Shelly Halacy 801 399-8604 shalacy@co.weber.ut.us
Chris Ward 801 399-8709 cward@co.weber.ut.us

South Ogden City

\$6,000

South Ogden Days Local Arts & Entertainment Stage 2015

INCOME / FUNDING SOURCES	\$6,000.00		
	Planned	RAMP Funds	Other Funding
Sponsorship (Norther Utah Rehab Hospital)	\$2,000.00		\$2,000.00
Sponsorship (Costco)	\$2,000.00		\$2,000.00
Ramp Grant	\$2,000.00	\$2,000.00	
TOTAL INCOME	\$6,000.00	\$2,000.00	\$4,000.00
EXPENSES	\$6,000.00		
	Planned	RAMP Funds	Other Funding
Stage Rental from Weber County	\$704.00		\$704.00
Stage Crew (Bonneville High Theater)	\$250.00		\$250.00
Sound and Lighting for Stage	\$1,600.00	\$1,600.00	
Master of Ceremonies	\$250.00		\$250.00
Banners for Stage (4)	\$400.00	\$400.00	
Artist Fee (Applying currently)	\$2,466.00		\$2,466.00
Sound Licensing Fees	\$330.00		\$330.00
TOTAL EXPENSES	\$6,000.00	\$2,000.00	\$4,000.00

City Council Staff Report



Subject: Form Based Code
Author: Mark Vlastic
Department: Planning
Date: April 21, 2015

GENERAL QUESTIONS/comments:

1. I THINK THIS IS A GREAT FIRST DRAFT. WOULD LIKE IT TO BE LESS GENERIC AND MORE REFLECTIVE OF SOUTH OGDEN.
2. IS THERE A WAY TO TWEAK TYPICAL NEW URBANIST FORM WITH SOMETHING DISTINCTIVE FOR OUR COMMUNITY?
3. THIS RAISES THE BAR ON WHAT WE EXPECT IN OUR TOWN CENTER/COMMERCIAL AREAS.
4. ADOPTION /INCORPORATION WITH EXISTING ZONING ORDINANCE - how will the FBC be adopted and incorporated with the existing ordinance? As an overlay zone? Other? Input from City Attorney and others required.
5. STREET TYPES - How do these fit with existing standards? Has City Engineer had a chance to review? Is it necessary to include the level of detail related to on-street parking dimensions, curb radii, etc. rather than deferring to public roadway standards elsewhere in the code?
6. AVENUE/BOULEVARD STREET TYPES: these are relevant to Washington Boulevard, which is a state road. As such, the typical plan and section are not realistic related to turn lanes, etc. Has the consultant discussed these options with UDOT? If not, what is their experience with trying to get such changes implemented on roadways that are beyond the control of the city? If this is not realistic, should we really include it in the code?
7. USES (p.39) - How do we deal with uses that aren't listed? Do we need to update the code each time, or can we include a statement to the effect that "uses not indicated will be considered on a case-by-case basis" or similar?
8. BUILDING TYPES - Would like the consultant to explain how these are applied in a "real world" example? I don't really understand the figures 5.2 (1) and 5.2 (2), Also, I don't understand why you would want to limit the extent of a green roof (perhaps I'm not interpreting this correctly.) Look forward to explanation.
9. OPEN SPACE TYPES - this seems so generic and derivative, so I wonder if it is really needed. Do we really want to classify open spaces so narrowly? I'm not sure we want our downtown to be a generic New Urbanist place.
10. LANDSCAPE - This looks good., but may be difficult to enforce considering staffing levels. The following are detailed comments:

1. Minimum caliper of deciduous trees should be 2"
2. Remove Table 7.2 (2) not enforceable, doesn't reflect our conditions, Permeable surfaces like the structural soil reference. Would like more regionally-specific requirements/suggestions that address specific climatic conditions (May want to include some of ideas from SITES model.)
3. Buffers - width of tree planting areas are not appropriate for our climate need wider buffers or adjustments that address tree health in relation to width of planting areas, or allowance to not plant trees when buffers are too narrow (see SLC Urban Forestry requirements for examples.)
4. Parking lot landscapes too detailed and focused on standard solutions. Would like something that encourages great parking lots and creative solutions. Otherwise I like this section.

1.0 Districts

South Ogden Town Center & 40th Street Corridor

1.0 South Ogden Town Center & 40th Street Corridor

1.1. Introduction

In 2008, an update of the South Ogden City General Plan was completed. This plan presented a vision, and stated a number of goals and policies to direct future development in South Ogden.

Goal 1: Make South Ogden City distinct and identifiable from surrounding municipalities

Policy:

- (1) Develop the east and west sides of Washington Boulevard between 36th and 42nd Streets into a discernable and attractive downtown for South Ogden
- (2) Encourage a major transformation of Washington Boulevard into an urban setting that establishes the sense of downtown to motorists and passersby

Goal 2: Create a distinct city center or "heart of the community"

Policy:

- (1) Develop a community center in the existing downtown area where residents of South Ogden can gather for community events

Goal 3: Facilitate the careful integration of new development and redevelopment in existing neighborhoods

Policy:

- (1) Encourage existing residents to remain downtown and new residents to locate in residential areas between 36th and 40th South
- (2) Maintain stable areas by continuing the existing scale and feel of the surrounding residential blocks
- (3) Facilitate new development and encourage new investment through allowing uses in the core to redevelop in creative, mixed-residential ways
- (4) Facilitate good, non-conflicting transition between commercial and residential uses

Goal 4: Create places for the community to gather and events to draw residents to these places

Policy:

- (1) Clearly designate and signify routes which connect residents to other neighborhoods and important places within the city and adjacent to it
- (2) Improve neighborhood destinations throughout the community

This form-based code is a tool that will allow and promote these goals and policies to develop a town center in a manner consistent with the General Plan. This code also plans for a future widening of 40th South to accommodate a form of dedicated transit (streetcar, bus-rapid transit, etc.), and provides a tool to promote high-quality, small scale development that maximizes development potential along the transit corridor, while minimizing impacts to adjacent neighborhoods.

1. Application.

The Subdistrict requirements apply to all parcels within the geographic area of the Subdistrict that are greater than five acres.

- (1) When multiple existing parcels are being utilized to develop one project, all parcels shall be considered part of the application.
- (2) Parcels under five acres may utilize one of the Zoning Subdistricts permitted within the overlay.

2. Establishment of Subdistricts.

The following Subdistricts are hereby created.

- (1) Town Center "Core"
- (2) Town Center "General"
- (3) Riverdale Road "General"
- (4) 40th Street "General"
- (5) Edge

1.2 General Subdistrict Requirements.

1. Applicability.

The following are general block, lot, and street design requirements applicable to all subdistricts.

2. Block Configuration.

Refer to Figure 1.2 (1) for an illustration of Typical Block Elements.

- (1) The shape of a block shall be generally rectangular, but may vary due to natural features or site constraints.
- (2) Blocks shall typically be two lots deep with the exception of blocks containing open space. Blocks may also include an alley. Blocks may include existing lots within an existing zoning district outside the place type.
- (3) Blocks shall typically be fronted with lots on at least two faces, preferably on the longest street faces.

3. Maximum Block Size.

Block sizes for residential and commercial development and redevelopment should not exceed 660' by 330', which roughly matches the historic block size surrounding the town center. New streets should continue the block pattern.

4. Minimum Number of Access Points.

This requirement is intended to provide a minimum level of connectivity via vehicular rights-of-way between adjacent developments and to surrounding streets.

- (1) Requirement. A minimum of two access points is required for each property.
- (2) Recommendation. A minimum of one per every 1,500 feet of boundary is recommended.

5. Designated Primary Streets.

Washington Boulevard, Riverdale Road, and 40th Street shall be designated Primary Streets. The intent of the Primary Street designation is to develop a network of streets with continuous building frontage and no or limited vehicular access to reduce conflicts between pedestrians and vehicular traffic.

- (1) All lots shall front on at least one primary street and that street frontage shall serve as the front of the lot, as referred to in the Building Type requirements.
- (2) Lots with two primary street frontages shall consult with staff to determine which street frontage warrants primary designation and the front of the lot.

6. Block Access Configurations.

- (1) Vehicular access should not be located off a Primary Street, unless the parcel is fronted by more than two primary streets, in which case, staff shall determine which is the appropriate street for vehicular access. The determination shall be based on locations of existing and proposed vehicular access points of other developments along the Primary Streets.
- (2) Blocks may include alleys, drives, or driveway entrances with the following recommended configurations. See Figure 1.2 (2).
 - (a) Mid-Block Access. This configuration includes an alley or drive running through the center of the block.
 - (b) "T" Configuration. This configuration includes two alleys within a Block that are perpendicular to each other, forming a "T," allowing development to front on three block faces.
 - (c) "H" Configuration. Similar to the "T" configuration, this configuration allows development to front on all four block faces.
- (3) Access to blocks shall be aligned, located on opposite sides of the block as well as aligned across the street from access to other blocks.
- (4) Mid-Block Pedestrianways. Mid-Block pedestrianways are required on blocks longer than 500 feet.
 - (a) When combined with mid-block street crossings, these pathways should align to facilitate easy pedestrian movements.
 - (b) Mid-Block pedestrianways should be located in the middle third of a block face.
 - (c) Minimum width for mid-block pedestrianways rights-of-way or easements is 20 feet.

7. Lots.

- (1) Typical Lot Dimensions. All lots of record shall be developed to meet the requirements outlined in 5.0 Building Type requirements.
- (2) Typical Lot Configuration. All lots shall have frontage along a public street unless otherwise specified in 5.0 Building Type requirements.
 - (a) Lot Shape. To create regular, rectangular lots, side property

lines shall be perpendicular to the vehicular right-of-way to the extent practical.

- (b) Through-Lots. Through lots fronting on two parallel streets are not permitted with the exception of a lot covering 50 percent or more of a block and the two longest parallel street faces are treated as front property lines per building type requirements (refer to 5.0 Building Types).
- (c) Corner Lots. Corner lots have a front yard along one street and a corner yard along the other street. The front yard of a corner lot should be consistent with one adjacent Parcel.
 - (i) The rear yard of a corner lot is typically the yard against an alley or another lot's rear yard.
 - (ii) The side yard of a corner lot is adjacent to another lot.
- (d) Flag Lots. Flag lots are prohibited.

8. General Open Space Requirements.

The following are requirements for provision of civic open space.

- (1) Development parcels over 15 acres are required to provide civic open space.
- (2) Zoning. The City shall determine the appropriate district to apply this open space within the Subdistrict.

9. General Zoning District Layout.

For all Subdistricts, the following outlines how the subdistricts should relate to one another.

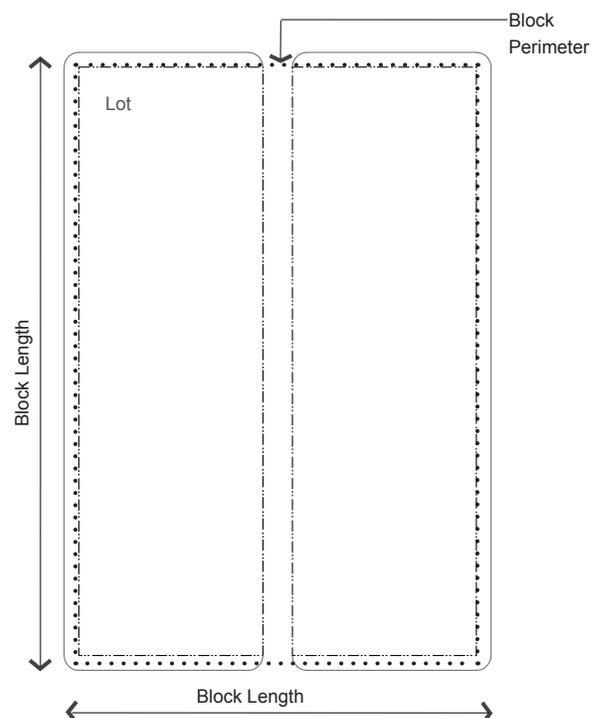


Figure 1.2 (1). Typical Block Elements.

1.0 South Ogden Town Center & 40th Street Corridor

- (1) All Districts. The following applies to all Zoning Districts/ Subdistricts.
 - (a) Similar intensities of uses should face each other across the street.
 - (b) More intense uses that share blocks with less intense uses should be located on block ends. For example, a residential General Subdistrict should be located on corner parcels when on the same block as less intensive Edge Subdistrict.
 - (c) Blocks may contain multiple zoning districts; however, changes in districts should occur along an alley, the rear property line, or at a corner parcel.
- (2) Core Districts. The following apply to all Core Subdistricts.
 - (a) Shopping districts should be clustered into nodes of at least 10,000 square feet of gross building area.
 - (b) Nodes of shopping districts should be uninterrupted and continuous.
 - (c) Walkable shopping districts should be located on a street perpendicular to any larger arterial or highway on the boundary of the Place Type. The shopping district should be located adjacent to any transit stop.
- (3) Existing Residential Zones. When “Core” and/or “General” subdistricts back up to the rear of existing single family residential neighborhoods, an Edge Subdistrict should be utilized as a buffer, or a building setback is required (see Figure 5.2(5)).

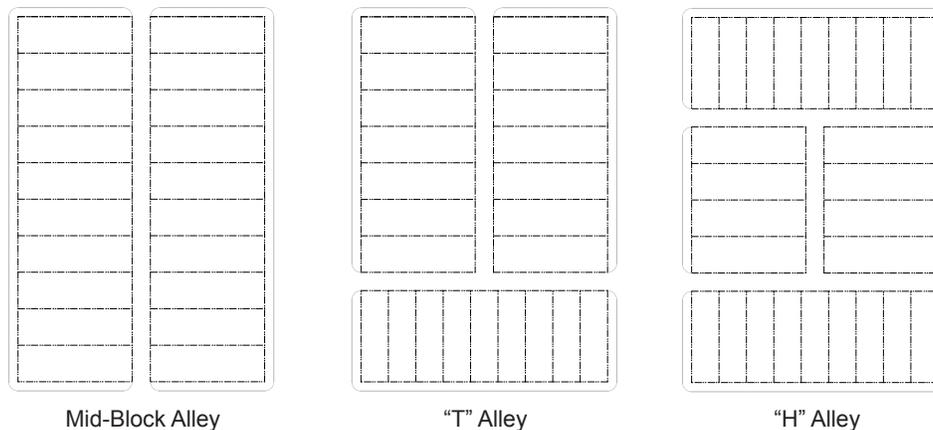


Figure 1.2 (2). Alley Configuration.

2.0 Street Types

2.0 Street Types

2.1 General Requirements.

1. Intent.

The standards outlined in this section are intended to:

- (1) Create complete streets that address all modes of travel, included pedestrian traffic, bicycle traffic, transit, and vehicular traffic.
- (2) Address all features of the street right-of-way, including sidewalks, parkways, traffic lanes, bicycle lanes, and medians.
- (3) Provide adequate access to all lots for vehicles and pedestrians.
- (4) Create streets that are appropriate for their contexts in residential, commercial, or mixed Use Districts and are designed to encourage travel at appropriate volumes and speeds.
- (5) Create streets and public rights-of-way that result in stormwater runoff quantity reduction and improved quality of stormwater runoff.

2. Applicability.

The standards in this section apply to all vehicular rights-of-way within all Subdistricts.

3. General Requirements.

All proposed streets, landscape or furnishings zones, and sidewalks shall be located in dedicated vehicular Rights-of-Way as required by this article.

- (1) Street Types. All new vehicular rights-of-way shall match one of the street types, refer to 2.4 through 2.9, whether publicly dedicated or privately held.
- (2) Public Use. All streets shall be available for public use at all times. Gated streets and streets posted as private are not permitted.

4. Street Construction Specifications.

All construction in the right-of-way shall follow specifications defined by the [Department of Public Works](#).

2.2 General Street Type Standards.

1. Street Types.

Street Types defined in this section outline acceptable street configurations. New streets should be designed using the principles and characteristics defined by each street type. The [Zoning Administrator](#) may require additional right-of-way, pavement width, or additional street elements depending on unique site characteristics.

2. Graphics.

The graphics provided here, illustrating each street type, are samples of recommendations and illustrate a possible configuration of that street type. By applying the standards outlined [and working with the [Department of Public Works](#)], other configurations are possible.

3. Typical Street Elements.

Typical elements of a vehicular right-of-way are divided into the vehicular and pedestrian realm. Each street type detailed in this article outlines which facilities are applicable. Refer to Figure 2.2 (1): Typical Right-of-Way Elements.

- (1) Vehicular Realm. The vehicular realm is comprised of the travel lanes, bicycle lanes, and parking lanes.
- (2) Pedestrian Realm. The pedestrian realm is typically comprised of pedestrian facilities, such as sidewalk, path/trail, or off-street bicycle path, and a buffer area, consisting of a landscape zone or furnishings zone that serves to buffer pedestrians or bicyclists from the movements of higher speed vehicles in the vehicular realm.
 - (a) Landscape Zone. A landscape area between the back of curb or edge of pavement to the sidewalk in which street trees, swales, lighting, and signage may be located. Typically used adjacent to residential buildings.
 - (b) Furnishings Zone. A hardscape area that extends from the sidewalk to the back of curb, in which street trees, street furniture, lighting, and signage may be located. Typically used adjacent to commercial or office buildings.

4. Vehicular Travel Lanes

The number and width of vehicular travel lanes are determined by the Street Type.

5. Vehicular On-Street Parking.

On-street parking, as permitted on designated street types, shall meet the following requirements.

- (1) Parallel and diagonal parking is permitted on designated street types.
- (2) Vehicular Parking Space Dimensions. The appropriate dimensions for on-street parking spaces are outlined in Table 2.2 (1): On-Street Parking Space Dimensions and Figure 2.2 (2): On-street

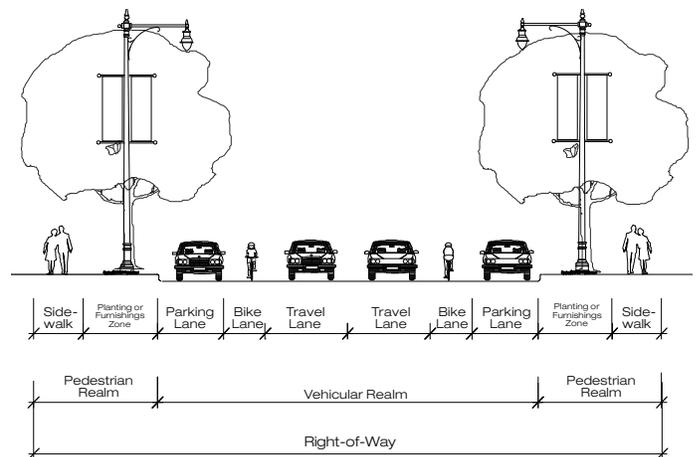


Figure 2.2 (1). Typical Right-of-Way Elements.

Parking Layout. The width of a parking space shall be measured from the center of a stripe.

6. Bicycle Facilities.

The following types of bicycle accommodations are permitted in the vehicular realm per Street Type. Refer to Figure 2.2 (3).

- (1) **Cycle Track.** A cycle track is a separate on-road bicycle facility that is typically adjacent to, but physically separated from, vehicular traffic and parking by a barrier.
- (2) **Dedicated Bicycle Lane.** Dedicated bicycle lanes are striped lanes on the outside of the outermost travel lanes that are designated for only bicycle use. This lane occurs on both sides of the street and shall be four to six feet wide.
- (3) **Designated Shared Lane.** A designated shared lane is a lane that is shared between vehicles and bicycles. This lane is typically wider than a standard vehicular lane, minimum 13 feet, in order to accommodate both types of users, and includes a painted bicycle marker combined with a double arrow (known as a “sharrow”). This improvement occurs on both directions.
- (4) **Shared Lane.** A shared lane refers to a street that does not have bicycle lanes or a designated shared lane, but the speed and configuration of the street is such that bicycles could comfortably share lanes with traffic.

Angle (degrees)	Curb Length (feet)	Stall Width (feet)	Stall Depth (feet)
0	20	7	7
45	12	8.5	17
60	10	8.5	18
90	9	8.5	18

Table 2.2 (1). On-Street Parking Space Dimensions.

7. Stormwater Management.

Incorporation of stormwater management best practices into the right-of-way design is encouraged, such as incorporating drainage swales and slotted curbs into the Landscape Zone or permeable paving in the parking lane.

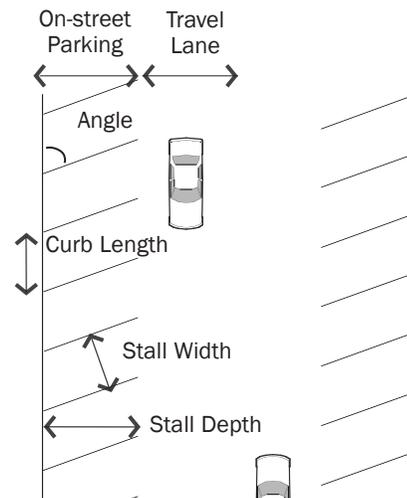


Figure 2.2 (2). On-Street Parking Layout.

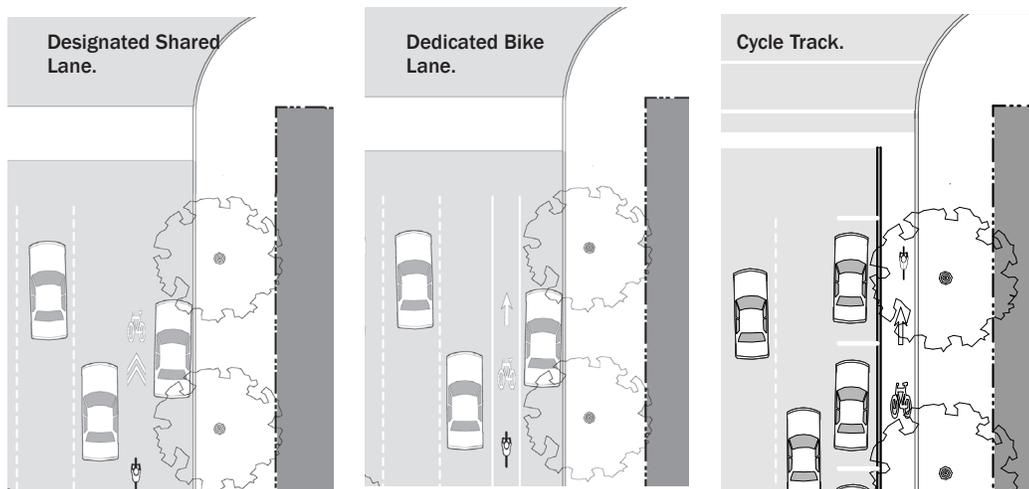


Figure 2.2 (3). On-Street Bicycle Facilities.

2.0 Street Types

8. Street Trees.

Street trees are required along all street frontages, with the exception of the Lane and the Alley.

- (1) Street trees shall be located either in a Landscape Zone within a planting bed or lawn, or in a Furnishings Zone in tree wells with a grate as required.
- (2) Tree grates are required for all trees located in tree wells in Pedestrian Realms less than ten feet in width.
- (3) Spacing for street trees shall be 30 feet on center.

9. Fire Access.

Street configurations have been calculated to provided fire truck access. Where the total width of all travel lanes totaled is narrower than 20 feet, the following shall apply.

- (1) Room to Pass. At 120 foot increments, a 20 foot opening in the on-street parking or a 20 foot dedicated pull-off space must be provided to allow vehicles to pull over for a fire truck to pass.
- (2) Driveway or Fire Hydrant Zone. A driveway or fire hydrant zone may be utilized to fulfill the requirement.

2.3 General Street Layout Requirements.

1. General Layout Standards.

The following standards apply to new streets or newly platted vehicular Rights-of-Way.

- (1) Treatment of Natural Features. Streets shall be designed to respect natural features, such as rivers, woodlands, or slopes, by following rather than interrupting or dead-ending at the feature, if applicable.
- (2) Street Network. The network of streets shall form an interconnected pattern with multiple intersections.
- (3) Existing Streets. The arrangement of streets shall provide for the continuation of existing streets from adjoining areas into new subdivisions.
- (4) Cul-de-sac Streets. Cul-de-sacs are not permitted.

2. Intersections.

- (1) Curb Radii. The following curb radii shall be utilized unless otherwise authorized by the **Zoning Administrator**.
 - (a) Intersections should be designed for actual turning radius of the typical design vehicle as opposed to the maximum design vehicle. Small curb radii at intersections shorten pedestrian crossing distances and reduce vehicle turning speeds, thereby balancing the ease of travel of the vehicles and pedestrians. Refer to Figure 2.3 (1).
 - (b) Neighborhood and Connector Streets. At the intersection of

any street with a Neighborhood or a Connector Street, the following curb radii shall be utilized.

- (i) With on-street parking on both streets, a 5 foot radius may be utilized.
 - (ii) Without on-street parking, a 15 foot radius is required.
 - (c) Avenue Streets. At the intersection of Avenues to Avenues or Boulevards, the following curb radii shall be utilized.
 - (i) With on-street parking on both streets, a 10 foot radius is required.
 - (ii) Without on-street parking on either streets, a 25 foot radius is required.
 - (d) Larger Radius. When the design vehicle requires a larger curb radius and no on-street parking exists, a 30 foot radius may be utilized for Avenues or Boulevards. Larger radii require approval of the Department of Public Works.
 - (e) Alley Intersections. The curb radius at intersections involving Alleys shall be no greater than 5 feet.
- (2) Crosswalks. Crosswalks shall be required at all intersections and mid-block crossings involving Connectors, Avenues, and Boulevards.
 - (a) Dimensions. Crosswalks shall be minimum six feet in width, measured from mid-stripe to mid-stripe, per MUTCD.
 - (b) Markings. Crosswalks shall be appropriately indicated on the finished street surface with painted markings and/or textured or colored pavement.
 - (c) Crossing Distances. To encourage pedestrian activity, typical crosswalks shall not extend over 38 feet without a landscape median, bulb-outs and/or other pedestrian refuge to mitigate the effects of vehicular traffic on crossing and increase pedestrian safety and comfort. Refer to Figure 2.3 (2).
 - (d) Accessible ramps and warning panels, per the American Disabilities Act or any more stringent state requirement, are required where all sidewalks or trails terminate at a crosswalk or curb.
 - (e) Ramp Orientation. Ramps shall be oriented perpendicular to traffic, requiring two ramps per corner at intersecting streets.
 - (3) Bulb-outs. To shorten pedestrian crossing distances, bulb-outs should be utilized at all intersections, unless otherwise required by the Department of Public Works. Refer to Figure 2.3 (3).
 - (a) The depth of the bulb-out shall match the utilized on-street parking, either the width of the parallel space or the depth of the diagonal space.
 - (b) The radius of the bulb-out shall match the requirements for the intersection.

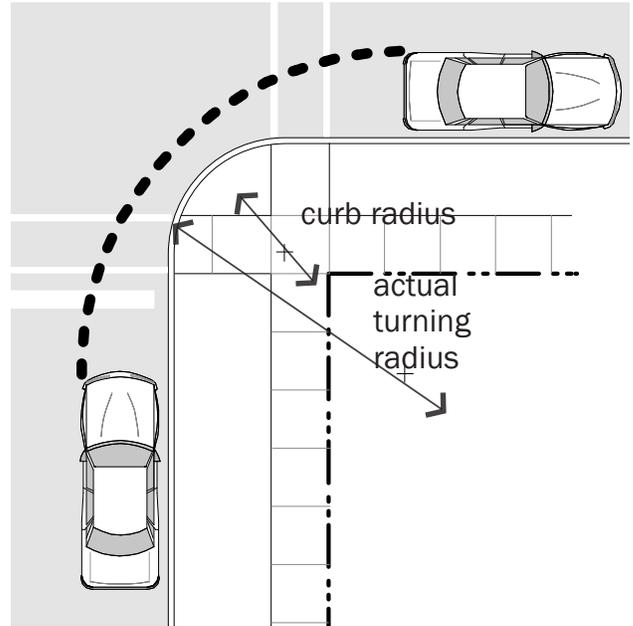


Figure 2.3 (1). Actual Right Turn Radius with On-Street Parking.

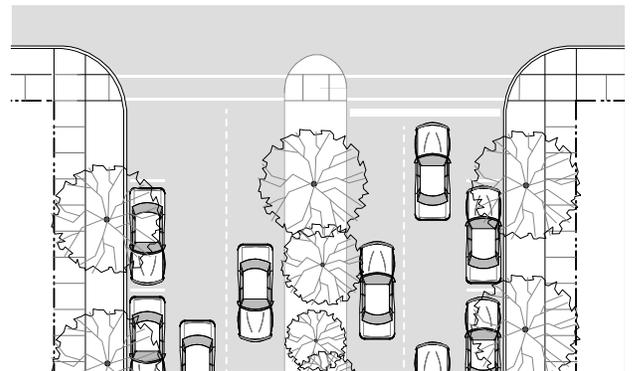


Figure 2.3 (2). Wide Street Crossing with Pedestrian Refuge Median.

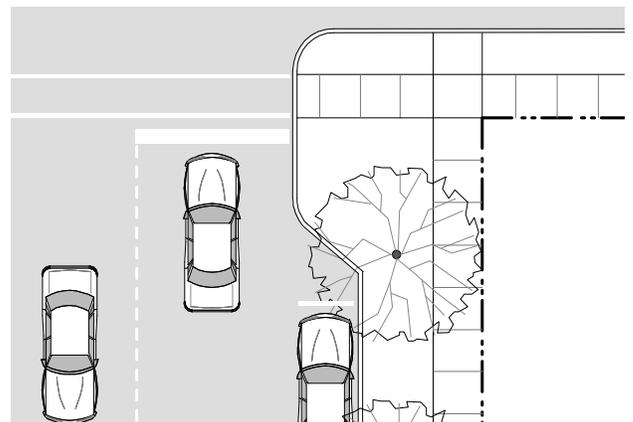


Figure 2.3 (3). Bulb Out.

2.0 Street Types

2.4 Alley.

1. Intent.

The Alley is a very low capacity drive located at the rear of parcels. From the Alley, access to parking facilities, loading facilities, and service areas, such as refuse and utilities is possible without a curb cut or driveway interrupting a street type. Refer to the typical plan and section in Figure 2.4 (1).

2. General Requirements.

Alleys shall be developed using the standards in Table 2.4 (1).

Alley Requirements

Permitted Subdistricts	All Subdistricts
Permitted Adjacent Building Types	All Building Types
Typical Right-of-Way Width	20'
Vehicular Realm	
Travel Lanes	1 yield lane
Lane Width	16'
Allowable Turn Lanes	Not applicable
Parking Lanes	Not applicable
Pavement Width	Minimum 16' Maximum 20'
Median	
Bicycle Facilities ¹	Shared
Pedestrian Realm	
Pedestrian Facilities	Shared; travel lanes are shared among drivers, pedestrians and bicyclists
Street Buffer	None required

¹ Reference 2.2.6 for bicycle facility types and requirements

Section

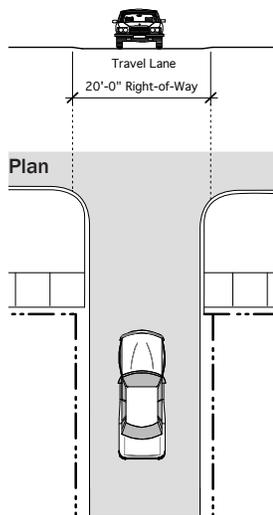


Figure 2.4 (1). Typical Alley.

Table 2.4 (1). Alley Requirements.

2.5 Lane

1. Intent.

A Lane is a very low capacity Street Type that serves only those properties directly adjacent to it. Lanes can have designated realms for vehicular and pedestrian traffic, or these modes can share lanes given the low capacity and slow speed. Refer to the typical plan and section, Figure 2.5 (1).

2. General Requirements.

The Lane shall be developed using the standards in Table 2.5 (1).

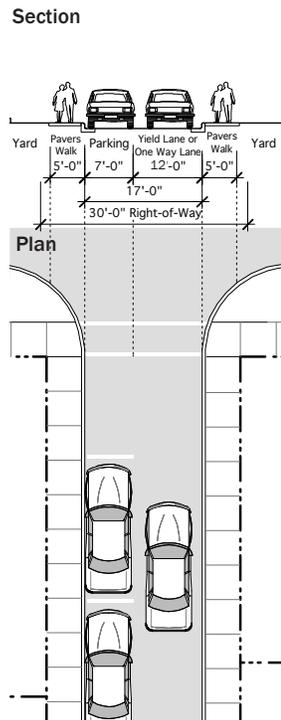


Figure 2.5 (1). Typical Lane.

Lane Requirements

Permitted Subdistricts All Subdistricts

Permitted Adjacent Building Types All Building Types

Typical Right-of-Way Width 32'

Vehicular Realm

Travel Lanes 1 yield lane

Lane Width 10'

Allowable Turn Lanes Not applicable

Parking Lanes¹ 1 parallel lane required

Pavement Width Minimum 17'
Maximum 20'

Median Prohibited

Bicycle Facilities² Shared

Pedestrian Realm

Pedestrian Facilities Shared; travel lanes are shared among drivers, pedestrians and bicyclists.

Street Buffer None required

¹ Reference 2.2.5 for on-street parking requirements

² Reference 2.2.6 for bicycle facility types and requirements

Table 2.5 (1). Lane Requirements.

2.0 Street Types

2.6 Neighborhood Street.

1. Intent.

The Neighborhood Street is a low capacity street designed for slow speeds with a standard right-of-way. It primarily serves those residences or businesses directly adjacent to it. Refer to the typical plan and section, Figure 2.6 (1).

2. General Requirements.

The Neighborhood Street shall be developed using the standards in Table 2.6 (1).

Neighborhood Street Requirements

Permitted Subdistricts All Subdistricts

Permitted Adjacent Building Types All Building Types

Typical Right-of-Way Width 60'

Vehicular Realm

Travel Lanes 1 yield lane

Lane Width 18'

Allowable Turn Lanes Not applicable

Parking Lanes¹ Parallel required on one side of street

Pavement Width 32', 20' for alternative

Median Permitted

Bicycle Facilities² Shared

Pedestrian Realm

Pedestrian Facilities Minimum 5 feet wide clear sidewalk on both sides

Street Buffer Minimum 9 feet wide Landscape Zone

¹ Reference 2.2.5 for on-street parking requirements

² Reference 2.2.6 for bicycle facility types and requirements

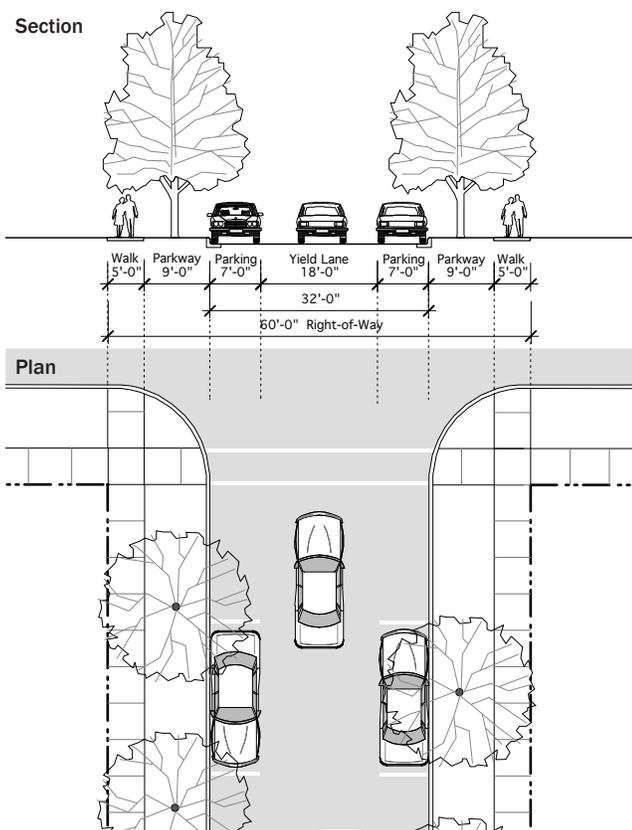


Figure 2.6 (1). Typical Neighborhood Street.

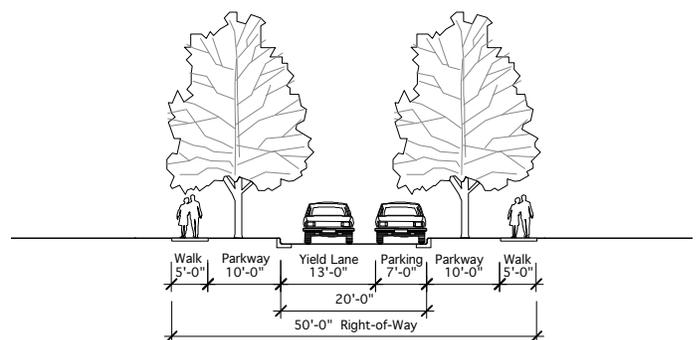


Figure 2.6 (2) Alternative 50' Right-of-Way Neighborhood Street.

2.7 Connector Street.

1. Intent.

The Connector Street is a medium capacity street for slow speeds with a standard right-of-way. It primarily serves as a through street within the Neighborhood and connects Neighborhood Streets to Avenues. Refer to the typical plan and section, Figure 2.7 (1).

2. General Requirements.

Connectors shall be developed using the standards in Table 2.7 (1).

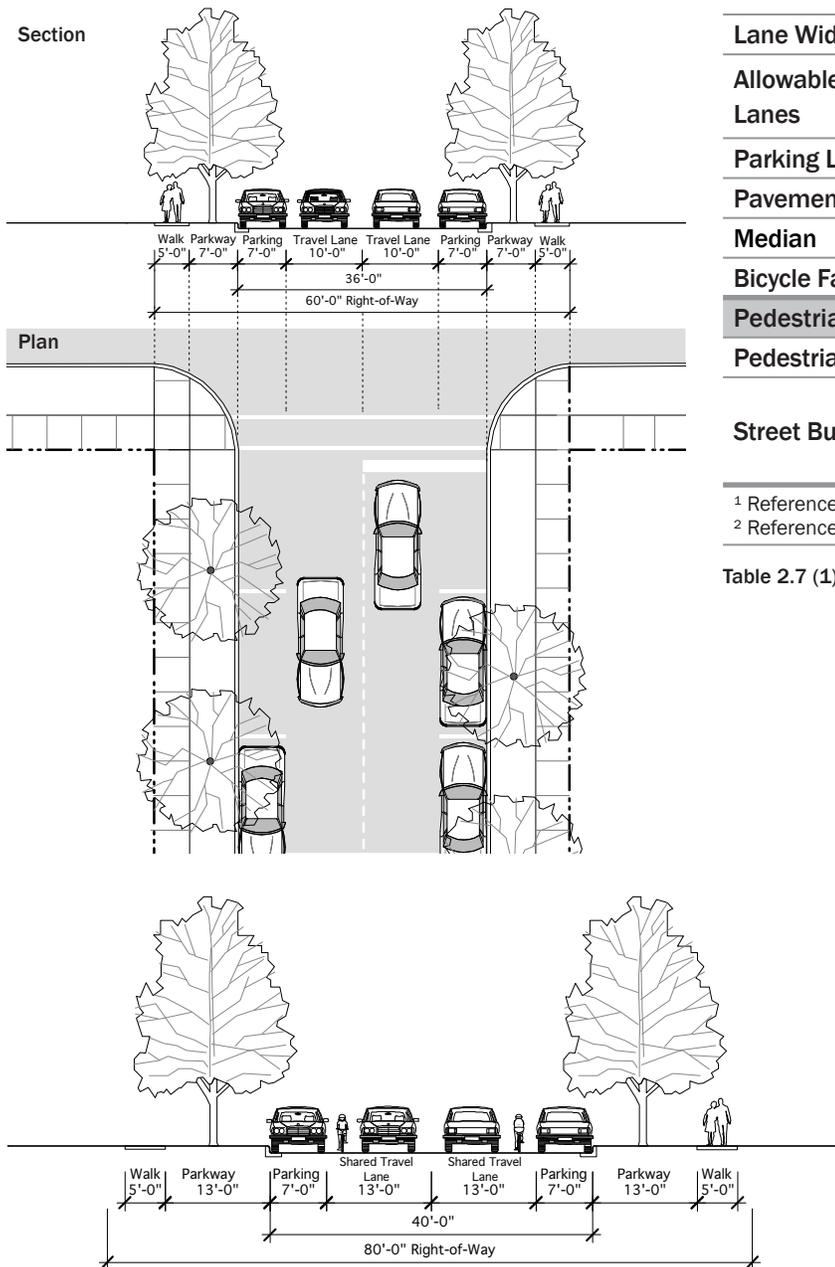


Figure 2.7 (1). Alternative 80' Shared Right-of-Way Connector.

Connector Street Requirements

Permitted Districts	All Districts
Permitted Adjacent Building Types	All Building Types
Typical Right-of-Way Width	60' to 70'
Vehicular Realm	
Travel Lanes	1 lane in each direction
Lane Width	10'
Allowable Turn Lanes	Right permitted in place of parking at intersections with Avenue; left only with median alternative
Parking Lanes ¹	Parallel required on both sides of street.
Pavement Width	36'; 40' for alternative
Median	Permitted with 80' or greater right-of-way.
Bicycle Facilities ²	Shared
Pedestrian Realm	
Pedestrian Facilities	Minimum 5' wide clear sidewalk on both sides
Street Buffer	Minimum 7 feet wide planting zone or furnishings zone; adjacent to Residential Districts, Open Space Districts, the planting zone is required

¹ Reference 2.2.5 for on-street parking requirements

² Reference 2.2.6 for bicycle facility types and requirements

Table 2.7 (1). Connector Requirements.

2.0 Street Types

2.8. Avenue.

1. Intent.

The Avenue is a medium to high capacity street for higher speeds with a wider right-of-way. It serves all types of development and provides crosstown connections. Refer to the typical plan and section in Figure 2.8 (1).

2. General Requirements.

Avenues shall be developed using the standards in Table 2.8 (1).

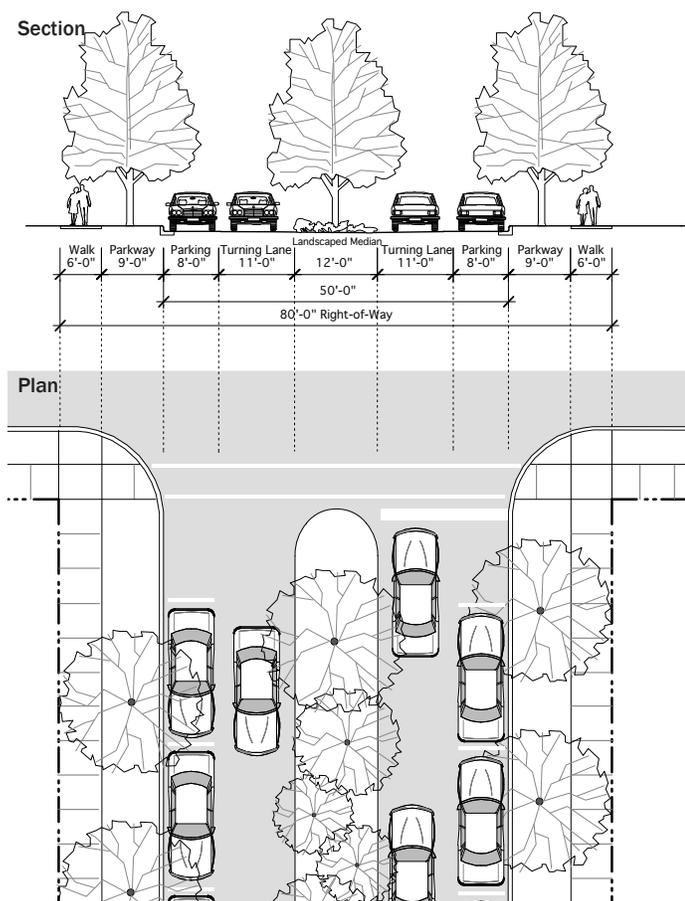


Figure 2.8 (1). Typical Avenue.

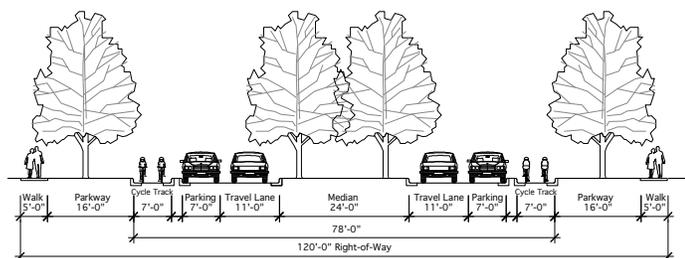


Figure 2.8 (2). Alternative 120' with Median & Cycle Track Connector.

Avenue Requirements

Permitted Districts All Districts

Permitted Adjacent Building Types All Building Types

Typical Right-of-Way Width 66' to 80'

Vehicular Realm

Travel Lanes 1 lane in each direction

Lane Width 11' or 12' with truck traffic

Allowable Turn Lanes Right permitted in place of parking at intersections with Connector; left only with median.

Parking Lanes¹ Parallel required on both sides of street; angled permitted for alternative.

Pavement Width 50'; 78' for alternative

Median Permitted with 80' or greater right-of-way.

Bicycle Facilities² Shared; dedicated bike lane with alternative.

Pedestrian Realm

Pedestrian Facilities Minimum 5' wide clear sidewalk on both sides

Street Buffer Minimum 8 feet wide planting zone or furnishings zone; adjacent to Residential Districts, Open Space Districts, the planting zone is required

¹ Reference 2.2.5 for on-street parking requirements

² Reference 2.2.6 for bicycle facility types and requirements

Table 2.8 (1). Avenue Requirements.

2.9 Boulevard.

1. Intent.

The Boulevard is a high capacity street for higher speeds with a wider right-of-way, one way only in this case. It serves all types of development and provides crosstown connections. Refer to the typical plan and section, Figure 2.9 (1).

2. General Requirements.

Boulevards shall be developed using the guidelines in Table 2.9 (1).

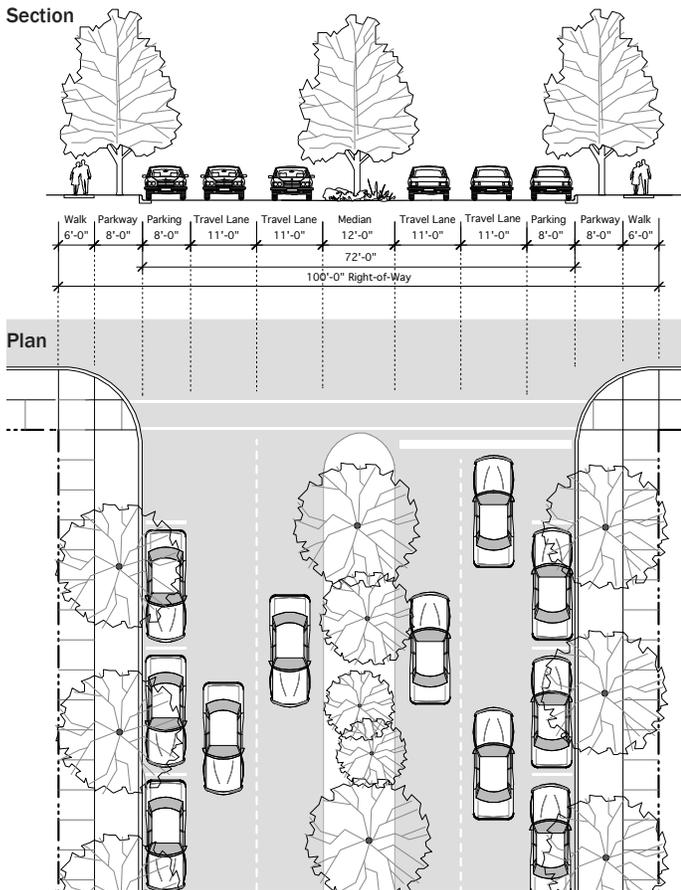


Figure 2.9 (1). Typical Boulevard.

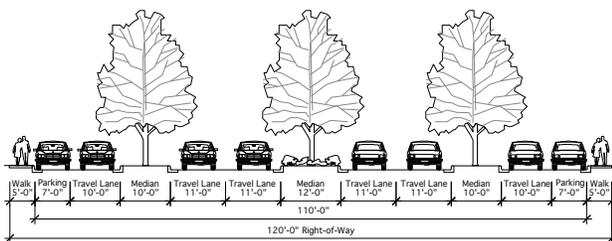


Figure 2.9 (2). Alternative 120' Right-of-Way with Local Lanes Boulevard.

Boulevard Requirements

Permitted Districts	Core A Core B Core C General A General B General C
Permitted Adjacent Building Types	Storefront General Stoop Civic Building
Typical Right-of-Way Width	100'; 120' alternative
Vehicular Realm	
Travel Lanes	up to 2 lanes each direction
Lane Width	11' or 12' with truck traffic
Allowable Turn Lanes	Permitted in place of parking and bulb out at intersections
Parking Lanes¹	Both sides, parallel only
Pavement Width	72'; 102', 120' alternatives
Median	Permitted, minimum 9' wide, preferably 12' wide
Bicycle Facilities²	Designated Shared; Cycle Track alternative
Pedestrian Realm	
Pedestrian Facilities	Minimum 5' wide clear sidewalk on both sides with bulbouts
Buffer	Minimum 5' wide landscape zone or furnishings zone, both sides; adjacent to Residential Districts, Open Space Districts, the planting zone is required

¹ Reference 2.2.5 for on-street parking requirements

² Reference 2.2.6 for bicycle facility types and requirements

Table 2.9 (1). Boulevard Requirements.

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3.0 Subdistricts

3.0 Subdistricts

3.1. Introduction

The following subdistricts are hereby created to regulate the location of distinct mixes of building forms and uses permitted within the Place Types. Refer to 4.0 Uses for uses and 5.0 Building Types for building types permitted within each district.

Five subdistricts have been created, and each consists of a series of uses and building types that have been specifically calibrated for the subdistrict.

1. Town Center “Core”.

The Town Center “Core” constitutes the center of the community and heart of the new town center, and includes the majority of the shops and workplaces within the neighborhood. The storefront building type that comprises this district defines a street wall along the primary streets of the area with storefront glass windows. Upper stories of the storefront building may be utilized for living and working.

2. Town Center “General”.

The Town Center “General” District serves as the interstitial fabric of the city, separate from the defined center or core and the edges. This area is primarily comprised by both the storefront building, and the more generic stoop building which have lower minimum transparency levels dominates, mainly occupied by office and residential uses at a variety of scales.

3. Riverdale Road “General”.

The Riverdale Road “General” District serves as the interstitial fabric of the city, separate from the defined center or core and the edges. This area is primarily comprised by both the storefront building, and the more generic stoop building which have lower minimum transparency levels dominates, mainly occupied by office and residential uses at a variety of scales.

4. 40th Street “General”.

The 40th Street “General” District combines the storefront building and stoop building to create a corridor that supports a future transit line along 40th Street. Development along this corridor will be at a smaller scale and finer grain, compared to the town center.

5. Edge Districts.

The Edge Districts are made up of smaller scale residential buildings, which provide a buffer between single family neighborhoods and the Core and General Districts.

3.2 Zoning Map.

1. Mapped Districts.

The areas and boundaries of the districts listed in 3.1 above are established as shown on the map entitled “Zoning Map of the City of South Ogden and referred to herein as “Zoning Map”.

3.0 Subdistricts

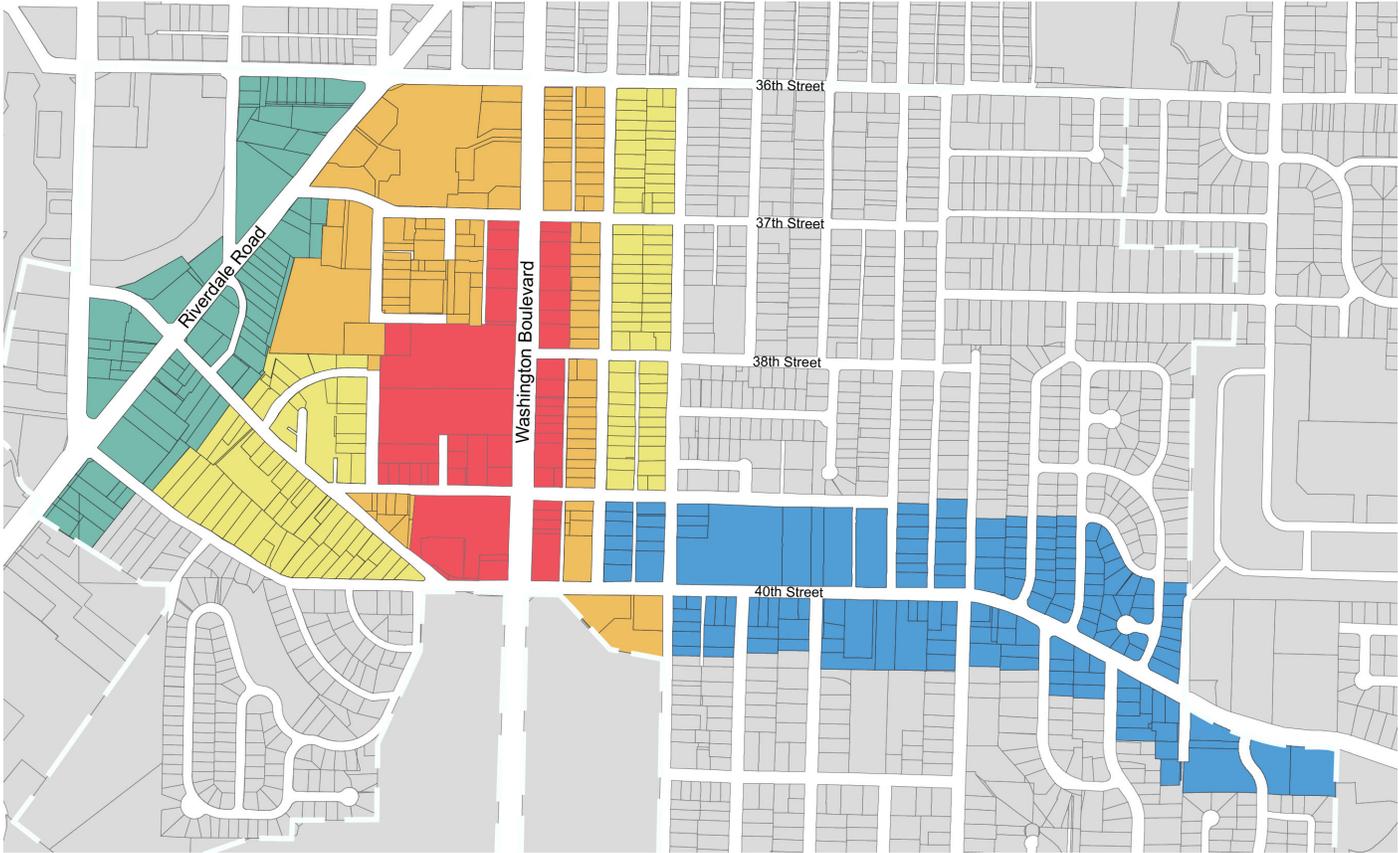


Table 3.1 (1). Zoning Map

-  Town Center “Core”
-  Town Center “General”
-  Riverdale Road “General”
-  40th Street “General”
-  Edge

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4.0 Uses

4.0 Uses

4.1. General Requirements.

1. General Provisions.

The following general provisions apply to the uses outlined in this section.

- (1) A lot may contain more than one use.
- (2) Each of the uses may function as either a principal use or accessory use on a lot, unless otherwise specified.
- (3) Uses are either permitted by-right in a subdistrict, permitted by-right with specific development or design parameters, or require a **Conditional Use Permit** (refer to 10.2.7) in order to be developed.
- (4) Each use shall be located within a permitted Building Type (Refer to 5.0 Building Types), unless otherwise specified.
- (5) Each use may have both indoor and outdoor facilities, unless otherwise specified.

2. Organization.

The uses are grouped into general categories, which may contain lists of additional uses or clusters of uses.

- (1) Unlisted Similar Use. If a use is not listed but is similar in nature and impact to a use permitted within a zoning district, the **Zoning Administrator** may interpret the use as permitted.
 - a. The unlisted use will be subject to any development standards applicable to the similar permitted use.
 - b. If the unlisted use is similar in nature and impact to a use requiring a Conditional Use Permit, the **Zoning Administrator** may interpret the use as also requiring a Conditional Use Permit.
- (2) Unlisted Dissimilar Use. If a use is not listed and cannot be interpreted as similar in nature and impact to a use within a zoning district that is either permitted or requires a Conditional Use Permit, the use is not permitted and may only be approved through an amendment of this article.

3. Use Table.

Table 4.1 (1). Uses by Subdistrict outlines the permitted uses in each zoning district. Each use is given one of the following designations for each zoning district in which that use is permitted.

- (1) Permitted (“●”). These uses are permitted by-right in the districts in which they are listed.
- (2) Permitted in Upper Stories Only (“◐”). These uses are permitted by-right in the districts in which they are listed, provided that the uses are located in the upper stories of a structure. These uses may also be located in the ground story provided that they are located beyond a depth of at least 30 feet from the front facade.
- (3) Permitted with Development Standards (“◑”). These uses are permitted by-right in the districts in which they are listed,

provided that they are developed utilizing the listed development standards. These standards are intended to alleviate any negative impacts associated with the use, making it appropriate in a district where it otherwise might not have been appropriate.

- (4) Requires a Conditional Use Permit (“○”). These uses require administrative review and approval (refer to 10.2.7) in order to occur in the districts in which they are listed and must follow any applicable development standards associated with the use as well as meet the requirements of the Conditional Use.
- (5) Listed uses that are not permitted in the district are indicated by a blank space.

4. Building Types.

The uses permitted within the district may be further limited by the building types permitted. Refer to 5.0 Building Types.

4.2. Definition of Uses.

1. Residential and Lodging Uses.

A category of uses that include several residence types.

- (1) Residential. One or more dwelling units located within the principal structure of a lot, in which the units may or may not share a common wall with the adjacent (horizontally or vertically) unit or have individual entrances from the outside.
- (2) Hotel & Inn. A facility offering temporary or permanent lodging to the general public consisting of sleeping rooms with or without in-room kitchen facilities. Secondary service uses may also be provided, such as restaurants and meeting rooms. Rooms shall be accessed from the interior of the building. In the districts where a Hotel or Inn is permitted with development standards (“◑”), the following applies:
 - a. The facility is limited to twelve rooms.
 - b. Bed and Breakfasts and pensions are permitted.
- (3) Residential Care. A facility offering temporary or permanent lodging to the general public consisting of an unlimited number of sleeping rooms with or without in-room kitchen facilities. Residential care includes such uses as independent and assisted living facilities, nursing homes, residential care homes, and transitional treatment facilities. Assistance with daily activities may be provided for residents. Secondary service uses may also be provided, such as restaurants and meeting rooms. Rooms shall be accessed from the interior of the building. In the districts where a residential care facility is permitted with development standards (“◑”), the facility is limited to twelve rooms.

2. Civic Uses.

A category of uses related to fulfilling the needs of day-to-day community life including assembly, public services, educational facilities, and hospitals.

- (1) Assembly. A facility that has organized services, meetings, or

Uses					
	Town Center "Core"	Town Center "General"	Riverdale Road "General"	40th Street "General"	Edge
Residential & Lodging					
Residential	●	●	●	●	●
Hotel & Inn	●	●	●	●	●
Residential Care	●	●	●	●	●
Civic					
Assembly	●	●	●	●	●
Transit Station	●	●	●	●	●
Hospital & Clinic	●	●	●	●	
Library/Museum/Post Office (no distribution)	●	●	●	●	○
Police & Fire	○	○	○	○	
School	●	●	●	●	●
Retail					
Neighborhood Retail	●	●	●	●	
General Retail	○	○	●	○	
Outdoor Sales Lot			○		
Service					
Neighborhood Service	●	●	●	●	
General Service		○	○		
Vehicle Service	○	○	○		
Office & Industrial					
Office	●	●	●	●	●
Craftsman Industrial	●	●	●		
Infrastructure					
Parking Lot	●	●	●	●	
Parking Structure	●	●	●	●	
Utility & Infrastructure	○	○	○	○	
Open Space	●	●	●	●	●
Accessory Uses					
Home Occupation	●	●	●	●	●
Outdoor Storage of Goods	●	●	●		
Parking Lot	●	●	●	●	
Parking Structure	●	●	●	●	

KEY

- Permitted
- Permitted in Upper Stories Only
- Permitted with Development Standards
- Requires a Conditional Use Permit

Table 4.1 (1). Uses by District.

4.0 Uses

programs to benefit, educate, entertain, or promote discourse amongst the residents of the community in a public or private setting. Assembly includes such uses as a community center, house of worship, and private clubs and lodges. In the districts where an outdoor sales lot is permitted with development standards (“●”), the following applies:

- a. Parking shall be limited to an area less than the total building footprint area.
 - b. The facility shall primarily serve the adjacent neighborhood.
- (2) Transit Station. A covered passenger boarding and alighting facility with a platform(s), which may include a waiting room, ticket office or machines, restrooms, or concessions.
- (3) Hospital & Clinic. A licensed institution providing medical care and health services to the community. These services may be located in one building or clustered in several buildings and may include laboratories, in- and out-patient facilities, training facilities, medical offices, staff residences, food service, pharmacies, and gift shop.
- (3) Library/Museum. A structure open to the general public housing educational, cultural, artistic, or historic information, resources, and exhibits. May also include food service and a gift shop.
- (4) Police and Fire. A facility providing public safety and emergency services; training facilities, locker rooms, and limited overnight accommodations may also be included. Police and fire facilities require a Special Use approval. The facilities shall be housed in a permitted building, but shall have the following additional allowances:
- a. Garage doors are permitted on the front facade.
 - b. Exempt from maximum driveway widths.
- (5) Post Office. A publicly accessed facility for the selling of supplies and mail related products and the small scale collection and distribution of mail and packages. Large-scale postal sorting and distribution is not permitted.
- (6) School. An education facility with classrooms and offices, that may also include associated indoor facilities such as ball courts, gymnasium, theater, and food service.

3. Retail Uses.

A category of uses involving the sale of goods or merchandise to the general public for personal or household consumption.

- (1) Neighborhood Retail. A use in this category occupies a space of less than 12,000 square feet. Neighborhood retail includes such uses as those listed in Table 4.2 (1). Typical Retail Uses.
- (2) General Retail. A use in this category includes all Neighborhood Retail uses occupying a space of greater than 12,000 square feet and such uses as those listed in Table 4.2 (1). Typical Retail Uses.
- (3) Outdoor Sales Lot. A use involving the sale of goods or merchandise to businesses and/or the general public, where

the majority of the goods are stored or displayed outdoors.

Outdoor sales lots include such uses as the sale and rental of automobiles, trucks, trailers, boats, and recreational vehicles; and the sale of building materials, landscape materials, and garden supplies. In the districts where an outdoor sales lot is permitted by Special Use (“○”), the following applies:

- (1) Not permitted on corner parcels.
- (2) Limited to lots fronting on Street Type X.
- (3) Includes permanent construction of a building utilizing one of the permitted Building Types in the district.

4. Service.

A category of uses that provide patrons services and limited retail products related to those services. Visibility and accessibility are important to these uses, as most patrons do not utilize scheduled appointments.

- (1) Neighborhood Service. A use in this category occupies a space of less than 12,000 square feet. Neighborhood service includes such uses as those listed in Table 4.2 (2).
- (2) General Service. A use in this category includes all Neighborhood Service uses occupying a space of greater than 12,000 square feet and such uses as those listed in Table 4.2 (2).

5. Vehicle Service.

A business involving the servicing of vehicles and/or the distribution of fuel to residents of the community and region. A convenience store may also be included as a secondary use, as well as the sale of propane and kerosene. Vehicle service includes such uses as automotive filling stations, vehicle repair, car wash facilities, and tire sales and mounting. In the districts where vehicle service is permitted with development standards (“○”), the following apply:

- (1) Use Limitation. Repair and wash facilities for semi-trucks, recreational vehicles, boats, and other oversized vehicles are not permitted.
- (2) Service Bays. Vehicular service bays, including garages and car wash bays, shall not be located on the front facade, unless otherwise permitted by the Building Type.
- (3) Outdoor Storage. Disabled or inoperable vehicles and those awaiting pick-up may be stored outdoors if:
 - a. The vehicles are not stored for more than two days.
 - b. The storage area is located in the rear yard screened from view of the front lot line.
 - c. The storage area is screened using the Side & Rear yard buffer outlined in 7.0 Landscape, regardless of the adjacent land uses.
- (4) Outdoor Activities.
 - a. All repairs or washing activities must occur inside a structure.
 - b. Vacuuming activities may occur in open air, but must be

located in the side or rear yards, screened from the front lot line.

- c. Temporary outdoor display of seasonal items, such as windshield wiper fluid or salt, is permitted during business hours under the canopy and adjacent to the principal structure.

6. Office Uses.

A category of uses for businesses that involve the transaction of affairs of a profession, service, industry, or government. Patrons of these businesses usually have set appointments or meeting times; the businesses do not typically rely on walk-in customers. Office uses include those listed in Table 4.2 (3). In the districts where an office use

Neighborhood Retail

Alcohol & Liquor Sales
 Antique Shop
 Apparel & Accessory Store
 Art & Education Supplies
 Bakery, Retail
 Bicycle Sales & Repair
 Book, Magazine, & Newspaper Store
 Building Materials, Hardware, and Garden Supply
 Camera & Photo Supply Store
 China & Glassware Shop
 Convenience Store
 Drug Store/Pharmacy
 Fabric & Craft Store
 Florist
 Gift, Novelty, & Souvenir Shop
 Grocery Store
 Hardware Store
 Hobby Shop
 Jewelry Sales & Repair
 Luggage & Leather Goods
 Music Store
 Musical Instrument Repair & Sales
 Office Supply
 Optical Goods
 Paint & Wallpaper
 Party Supply Shop
 Pawn Shop
 Pet & Pet Supply
 Smoke Shop
 Specialty Food Market (Butcher, Candy, Fish Market, Produce, etc.)
 Sporting Goods Sales & Rental
 Stationary & Paper Store
 Toy Shop
 Video/Game Sales & Rental
 Wine & Liquor Shop

General Retail

All Neighborhood Retail
 Appliance & Electronic Sales & Service
 Automotive Supply (no service)
 Computer Software Sales & Leasing
 Department Store
 Gun Shop
 Home Furnishings & Accessories Sales & Rentals
 Medical Supply Store & Rental
 Motorcycle & Motor Scooter Sales
 Heating, Air Conditioning & Plumbing Supplies, Sales, & Service
 Cabinet Supply (display only)
 Machine Sales and Rental
 Agriculture Equipment and Supply
 Electrical Supplies
 Merchandise Vending Machine Operators
 Medical Supply Store & Sales

Neighborhood Service

Arcade
 Bank or other Financial Service
 Barber Shop, Beauty Salon, & Spa
 Billiard Hall
 Catering
 Check Cashing
 Day Care, Adult or Child
 Dry Cleaning & Laundry
 Emergency Care Clinic
 Fitness, Dance Studio, & Gym
 Framing
 Home Furniture & Equipment
 Repair
 Locksmith
 Mailing Services
 Microbrewery
 Pet Grooming
 Photocopying & Printing
 Photography Studio & Supplies (on-site processing permitted)
 Restaurants (refer to state law for alcoholic beverage requests)
 Shoe Repair
 Tailor & Seamstress
 Tanning Salon
 Tattoo/Piercing Parlor
 Theater
 Training Center
 Travel Agency & Tour Operator
 Veterinarian

General Service

All Neighborhood Services
 Animal Boarding (interior only)
 Aquatic Facilities
 Batting Cages
 Bowling Alley
 Concert Hall
 Exterminating & Disinfecting Service
 Funeral Home
 Miniature Golf Course
 Recreation, Commercial Indoor
 Repair of Small Goods & Electronics
 Shooting & Archery Ranges (indoor only)
 Skating Rink
 Tattoo/Piercing Parlor

Table 4.2 (2). Typical Service Uses.

Office

Architecture/Engineering/Design
 Building Contractor (office only)
 Business Consulting
 Charitable Institutions
 Computer Programming & Support
 Detective Services
 Educational Services (tutor & testing)
 Employment Agency
 Financial & Insurance
 Government Offices
 Legal Services
 Management Services
 Physical Therapy/Physical Rehabilitation
 Medical & Dental with Laboratory
 PR & Advertising
 Property Development
 Radio & TV Studio
 Real Estate
 Recording & Sound Studio
 Research & Development
 Research Agency
 Surveying

Table 4.2 (3). Typical Office Uses.

Table 4.2 (1). Typical Retail Uses.

4.0 Uses

is permitted with development standards (“●”), the use is considered a home occupation and shall meet the following standards:

- (1) In a live/work building, the use is exempt from the following standards.
 - a. Hour of Operation. Permitted hours of operations are 6:00 AM to 9:00 PM.
 - b. Residence. The operator of the business shall reside in the dwelling unit.
 - c. Vehicles. Parking of a vehicle associated with the business must be accommodated on site.

7. Craftsman Industrial.

A use involving small scale manufacturing, production, assembly, and/or repair with little to no noxious by-products that includes a showroom

Craftsman Industrial

Apparel & Finished Fabric Products
Bakery & Confections
Beverages, including Beer, Wine, Liquor, Soft Drinks, Coffee
Botanical Products
Brooms & Brushes
Canning & Preserving Food
Commercial Scale Copying & Printing
Construction Special Trade Contractors
Cut Stone & Cast Stone
Dairy Products
Electronics Assembly
Engraving
Electrical Fixtures
Fabricated Metal Products
Film Making
Furniture & Fixtures
Glass
Household Textiles
Ice
Jewelry, Watches, Clocks, & Silverware
Leather Products
Meat & Fish Products, no Processing
Musical Instruments & Parts
Pasta
Pottery, Ceramics, & Related Products
Printing, Publishing & Allied Industries
Shoes & Boots
Signs & Advertising
Small Goods Manufacturing
Smithing
Taxidermy
Textile, Fabric, Cloth
Toys & Athletic Goods
Upholstery
Woodworking

Table 4.2 (4). Typical Craftsman Industrial Uses.

or small retail outlet. Craftsman industrial includes such uses as those found in Table 4.2 (4). This use may also include associated facilities such as offices and small scale warehousing, but distribution is limited. The maximum overall gross floor area is limited to 20,000 square feet, unless otherwise noted. In the districts where a craftsman industrial use is permitted with development standards (“●”), the following apply:

- (1) A minimum 20% of gross floor area shall be dedicated to a showroom located at the front of the space.
- (2) Outdoor activities and storage of goods are not permitted.

8. Parking Lot.

A lot that does not contain a permitted building or Open Space Type and is solely used for the parking of vehicles. In the districts where a parking lot is permitted with development standards (“●”), the following apply:

- (1) Corner Lots. A corner lot shall not be used as a parking lot.
- (2) Adjacent Parking Lots. Two parking lots cannot be located directly adjacent to one another.
- (3) Single Family. Parking lot cannot be associated with a single family use.
- (4) Distance. Parking lot must be within 1,300 feet of the principal entrance to the associated use unless:
 - a. At least 75% of the spaces are dedicated for public use.
 - b. An approved parking agreement is in place (refer to 8.0 Parking).
- (5) Pedestrian Access. Must be connected to associated use by a dedicated, public pedestrian pathway.
- (6) Commercial Vehicles. Parking lots for commercial vehicles are not permitted in these districts.

9. Parking Structure.

A parking structure on a lot that does not contain a permitted Building Type and is solely used for the parking of vehicles. In the districts where a parking structure is permitted with development standards (“●”), the following apply:

- (1) Corner Lots. A corner lot shall not be used for a parking structure.
- (2) Adjacent Parking Lots. Two parking facilities (lots or structures) cannot be located directly adjacent to one another.
- (3) Primary Street. No facade of the Parking Structure shall be located on a Primary Street.
- (4) Distance. Parking lot must be within 1,300 feet of the principal entrance to the associated use unless:
 - a. At least 75% of the spaces are dedicated for public use.
 - b. An approved parking agreement is in place (refer to 8.0 Parking).
- (5) Pedestrian Access. Must be connected to associated use by a dedicated, public pedestrian pathway.

-
- (6) Commercial Vehicles. Parking structures for commercial vehicles are not permitted in these districts.

10. Utility and Infrastructure.

A lot that is primarily utilized for the City's infrastructure needs. Utility and infrastructure includes such uses as electric or gas services, sewage treatment, water treatment and storage, and energy conversion systems. In all districts, utilities and infrastructure require a Conditional Use Permit ("○").

11. Open Space.

A use of land for active or passive, public or private, outdoor space, including such uses as parks, plazas, greens, playgrounds, or community gardens. Refer to 6.0 Open Space Types for permitted forms of open space. Open space uses may also be utilized to host temporary private or community events, such as a farmer's market or art fair. In the districts where open space is permitted with development standards ("●"), the following apply:

- (1) Parking. Parking lots are not permitted in open space in any district unless otherwise specified by the Open Space Type.
- (2) Stormwater Accommodations. Open space that incorporates stormwater management on a site or district scale is encouraged.
 - a. Stormwater facilities shall be designed to accommodate additional uses, such as an amphitheater or a sports field.
 - b. Stormwater facilities shall be designed not to be fenced and shall not impede public use of the land they occupy.
- (3) This use may involve small scale food and beverage service, no more than 200 square feet in space, located in a kiosk, with no service access.
- (4) Buildings located directly adjacent to an open space use shall treat facades facing this use with street facade requirements.

12. Accessory Uses.

A category of uses that are not permitted to serve as the principal use on a zoning lot.

- (1) Home Occupation. An occupational use that is clearly subordinate to the principal use as a residence and does not require any alteration to the exterior of a building.
- (2) Parking Lot. An uncovered paved surface used solely for the parking of vehicles, intended for use by the occupants in an adjacent building on the lot. Parking lot locations are regulated by Building Type. Refer to 5.0 Building Types.
- (3) Parking Structure. A structure used solely for the parking of vehicles, intended for use by the occupants in an adjacent building on the lot. Parking Structures within the buildings are regulated per Building Type. Refer to 5.0 Building Type. Separate structure locations are also regulated by Building Type, but shall also meet all of the requirements of 5.2.9. Parking Structure.
- (4) Outdoor Storage of Goods. Permanent outdoor storage of

goods not typically housed or sold indoors, such as large scale materials and building and landscape supplies. In the districts where outdoor storage of goods is permitted with development standards ("●"), the following development standards apply:

- (a) Outdoor storage areas shall be located in the rear or side yard of the lot.
- (b) Loose materials shall not be stacked higher than six feet.
- (c) Loose materials shall at a minimum be stored in a three-sided shelter and shall be covered.
- (d) Materials shall be set back a minimum of five feet from any lot line.
- (e) All outdoor storage areas shall be screened from view of adjacent parcels and vehicular rights-of-way using the heavy side or rear buffer, refer to 7.0 Landscape Requirements for Side and Rear Buffer.

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5.0 Building Types

5.0 Building Types

5.1. Introduction to Building Type Standards

1. Introduction

The Building Types detailed in 5.0 Building Types outline the required building forms for new construction and renovated structures within the Districts defined in 3.0.

2. General Requirements.

All Building Types must meet the following requirements.

- (1) Zoning Districts. Each Building Type shall be constructed only within its designated districts Refer to Table 5.1 (1) Permitted Building Types by Districts.
- (2) Uses. Each Building Type can house a variety of uses depending on the district in which it is located. Refer to 4.0 Uses for uses permitted per district. Some Building Types have additional limitations on permitted uses.
- (3) No Other Building Types. All buildings constructed must meet the requirements of one of the Building Types permitted within the zoning district of the lot.
- (4) Permanent Structures. All buildings constructed shall be permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise noted.
- (5) Accessory Structures.
 - (a) Attached accessory structures are considered part of the principal structure.
 - (b) Detached accessory structures are permitted per each Building Type and shall comply with all setbacks except the following:
 - (i) Detached accessory structures are not permitted in the front yard.
 - (ii) Detached accessory structures shall be located behind the principal structure in the rear yard.
 - (iii) Detached accessory structures shall not exceed the height of the principal structure.

		Building Types by Districts				
		Town Center Core	Town Center General	Riverdale Road General	40th Street General	Edge
Building Types	Storefront	●	●	●	●	
	General Stoop		●	●	●	
	Limited Bay			●		
	Row Building		●	●	●	●
	Yard Building					●
	Civic Building	●	●		●	●

● = Permitted

Table 5.1 (1). Permitted Building Types by District

5.0 Building Types

5.2 Explanation of Building Type Table Standards

The following explains and further defines the standards outlined on the tables for each Building Type, refer to 5.3 through 5.8.

1. Building Siting.

The following explains the line item requirements for each Building Type Table within the first section entitled “Building Siting”.

- (1) Multiple Principal Structures. The allowance of more than one principal structure on a lot.
- (2) Front Sidewalk Coverage. Refer to Figure 5.2 (1). Measuring Front Sidewalk Coverage. Measurement defining the minimum percentage of street wall or building facade required along the street. The width of the principal structure(s) (as measured within the front build-to zone) shall be divided by the maximum width of the front build-to zone (BTZ).
 - (a) Certain buildings have this number set to also allow the development of a courtyard along the front property line.
 - (b) Some frontage types allow side yard parking to be exempted from the front lot line coverage calculation. If such an exemption is permitted, the width of up to one double loaded aisle of parking, located with the drive perpendicular to the street and including adjacent sidewalks and landscaping, may be exempted, to a maximum of 65 feet.
- (3) Occupation of Corner. Occupying the intersection of the front and corner build-to zones with a principal structure.
- (4) Front Build-to Zone. The build-to zone or setback parallel to the front property line. Building components, such as awnings or signage, are permitted to encroach into the build-to zone
 - (a) All build-to zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
- (5) Corner Build-to Zone. The build-to zone or setback parallel to the corner property line.
 - (a) All build-to zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
- (6) Minimum Side Yard Setback. The minimum required setback along a side property line.
- (7) Minimum Rear Yard Setback. The minimum required setback along a rear property line.
- (8) Minimum & Maximum Lot or Building Width. Depending on the Building Type, either the minimum or maximum building or unit width will be noted or the minimum and maximum width of a lot, all measured at or parallel to the front property line.
- (9) Maximum Impervious Coverage. (Refer to Figure 5.2(2)), Maximum Impervious & Semi-Impervious Coverage). The maximum percentage of a lot permitted to be covered by principal structures, accessory structures, pavement, and other impervious surfaces.

- (10) Additional Semi-Pervious Coverage. The additional percentage of a lot beyond the Maximum Impervious Coverage, which may be surfaced in a semi-pervious material, including a green roof or pavers.
- (11) Parking & Loading Location. The yard in which a surface parking lot, detached garage, attached garage door access, loading and unloading, and associated drive is permitted.
- (12) Vehicular Access. The permitted means of vehicular ingress and egress to the lot.
 - (a) Alleys, when present, shall always be the primary means of access.
 - (b) When alleys are not present, a driveway may be permitted per Building Type and, if an alternative is available, shall not be located off a Primary Street.

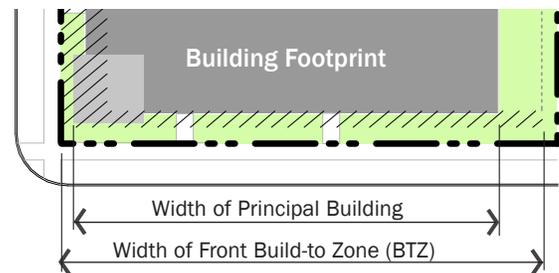


Figure 5.2 (1). Measuring Front Property Line Coverage

2. Height

The following explains the line item requirements for each Building Type Table within the second section entitled "Height".

- (1) **Minimum Overall Height.** The minimum overall height for the building shall be located within the build-to zone; stories above the required minimum height may be stepped back from the facade.
- (2) **Maximum Overall Height.** The sum of a building's total number of stories.
 - (a) Half stories are located either completely within the roof structure with street-facing windows or in a visible basement exposed a maximum of one half story above grade.
 - (b) A building incorporating both a half story within the roof and a visible basement shall count the height of the two half stories as one full story.
 - (c) Some Building Types require a building facade to step back as its height increases. If required, the upper stories of any building facade with street frontage shall be setback a designated amount beyond the building facade of the lower stories.
- (3) **Ground Story and Upper Story, Minimum and Maximum Height.** (Refer to Figure 5.2 (3). Measuring Height). Each frontage type includes a permitted range of height in feet for each story. Additional information is as follows:
 - (a) Floor height is measured in feet between the floor of a story to the floor of the story above it.
 - (b) Floor height requirements apply only to street facing facades.
 - (c) For single story buildings and the uppermost story of a multiple story building, floor to floor height shall be measured from the floor of the story to the tallest point of the ceiling.
- (4) **Single Family Setbacks.** In order to assure compatibility of new construction with adjacent single family zones along the 40th "Transit" Street.
 - (a) **Transitions fro Single Family Homes.** A 20-foot setback is required from the property line adjacent to a single family detached home. At 20 feet, 25-foot building height is permitted in between the property line and 30 feet. After 30 feet, every 2 feet in additional horizontal distance from the property line permits 1 foot of additional vertical building height. See figure 5.2(5).



Figure 5.2 (2). Maximum Impervious & Additional Semi-Pervious Coverage

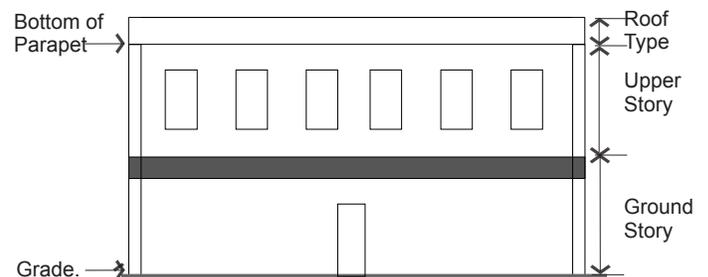
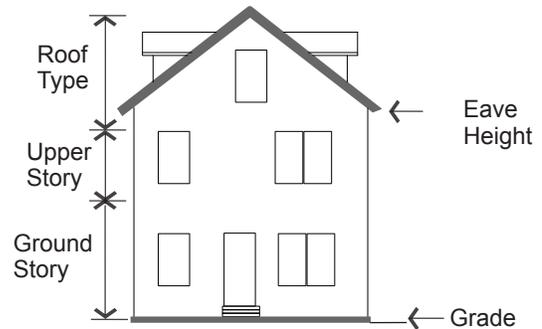


Figure 5.2 (3). Measuring Height

5.0 Building Types

3. Uses

The following explains the line item requirements for each Building Type Table within the third section entitled “Uses.” Refer to Section 4.0. Uses for uses permitted within each Zoning District. The requirements in this section of the Building Type Tables may limit those uses within a specific Building Type.

- (1) Ground and Upper Story. The uses or category of uses which may occupy the ground and/or upper story of a building.
- (2) Parking Within Building. The area(s) of a building in which parking is permitted within the structure.
- (3) Required Occupied Space. The area(s) of a building that shall be designed as occupied space, defined as interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.

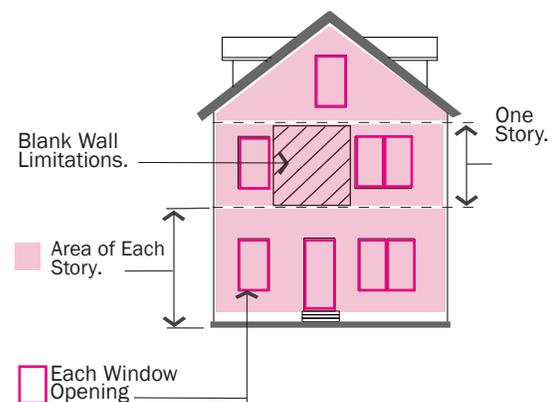
4. Street Facade Requirements

The following explains the line item requirements for each Building Type Table 5.3 through 5.8, within the fourth section entitled “Street Facade Requirements”. Street Facade Requirements apply only to facades facing a public or private right-of-way. The rear or interior side yard facades are not required to meet these standards unless otherwise stated.

- (1) Minimum Ground Story and Upper Floor Transparency. (Refer to Figure 5.2 (4), Measuring Transparency per Facade). The minimum amount of transparency required on street facades with street frontage.
 - (a) Transparency is any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance.
 - (i) Ground Story Transparency, when defined separately from the overall minimum transparency, shall be measured between two feet and eight feet from the average grade at the base of the front facade.
 - (ii) A general Minimum Transparency requirement shall be measured from floor to floor of each story.
- (2) Blank Wall Limitations. A restriction of the amount of windowless area permitted on a facade with street frontage. If required, the following shall both be met for each story:
 - (a) No rectangular area greater than 30% of a story’s facade, as measured from floor to floor, may be windowless; and
 - (b) No horizontal segment of a story’s facade greater than 15 feet in width may be windowless.
- (3) Entrance Type. The Entrance Type(s) permitted for the entrance(s) of a given Building Type. A mix of permitted Entrance Types may be utilized. Refer to 5.9 Entrance Types for definition of and additional requirements for each Entrance Type.
- (4) Principal Entrance Location. The facade on which the primary building entrance is to be located.
- (5) Required Number of Street Entrances. The minimum number of and maximum spacing between entrances on the ground floor building facade with street frontage.



Measuring Ground Floor Transparency on a Storefront base.



Measuring Transparency on Each Story.

Figure 5.2 (4). Measuring Transparency.

- (6) Vertical Facade Divisions. The use of a vertically oriented expression line or form to divide the facade into increments no greater than the dimension shown, as measured along the base of the facade. Elements may include a column, pilaster, or other continuous vertical ornamentation a minimum of one and a half inch depth.
- (7) Horizontal Facade Divisions. The use of a horizontally oriented expression line or form to divide portions of the facade into horizontal divisions. Elements may include a cornice, belt course, molding, string courses, or other continuous horizontal ornamentation a minimum of one and a half inch depth.

5. Roof Type

The following explains the line item requirements for each Building Type Table in Sections 5.3 through 5.8, within the fifth section entitled “Roof Types”.

- (1) Permitted Roof Type. The roof type(s) permitted for a given Building Type. Refer to 5.10. Roof Types for more specific requirements.
- (2) Tower. A vertical building extension that may be permitted in conjunction with another roof type on certain Building Types. Refer to 5.10. Roof Types.

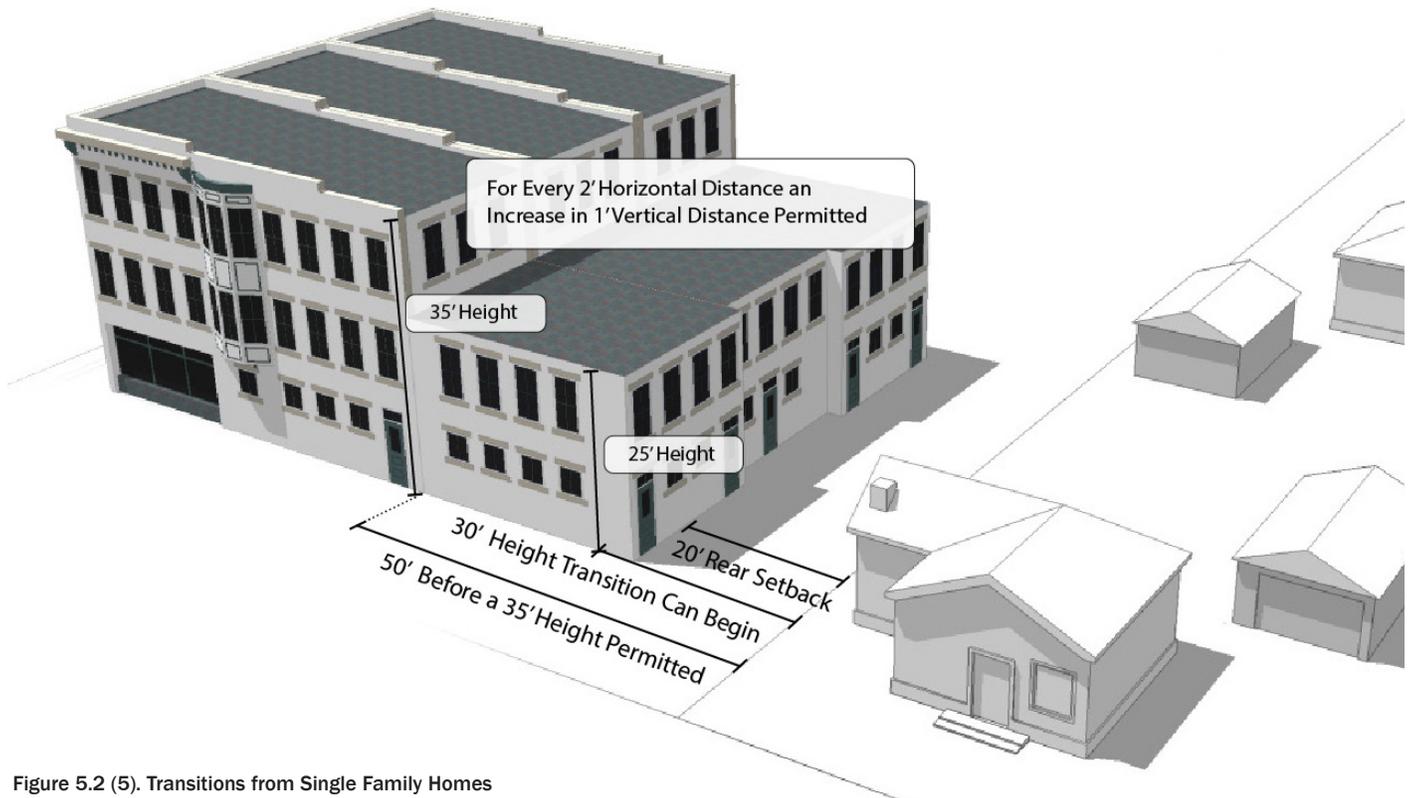


Figure 5.2 (5). Transitions from Single Family Homes

5.0 Building Types

5.3 Storefront Building

1. Description & Intent

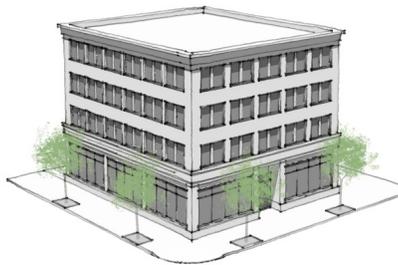
The Storefront Building is intended for use as a mixed use building located close to the front property line with parking typically in the rear or side of the lot.

The key facade element of this Building Type is the storefront required on the ground floor front facade, with large amounts of glass and regularly spaced entrances.

This building is available in a variety of intensities, depending on the district within which it is located. For example, minimum and maximum heights are highest in the Core A District and lowest in the Core D District.

2. Regulations

Regulations for the Storefront Building Type are defined in the adjacent table.



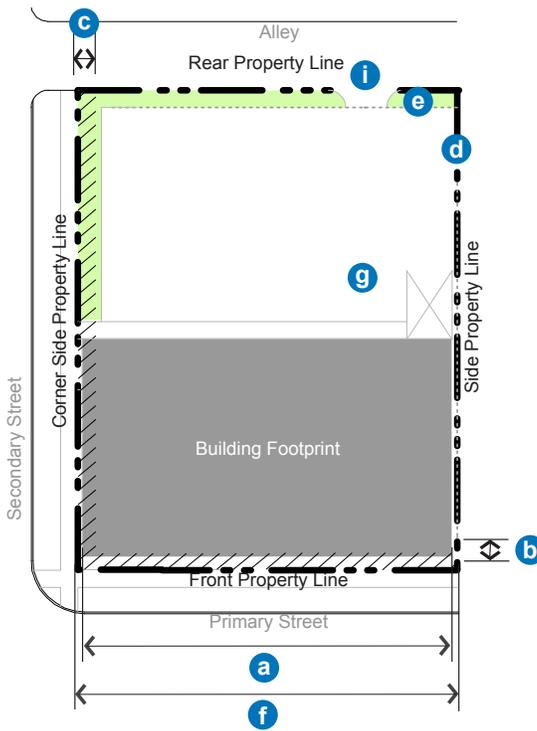
Notes

¹ Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

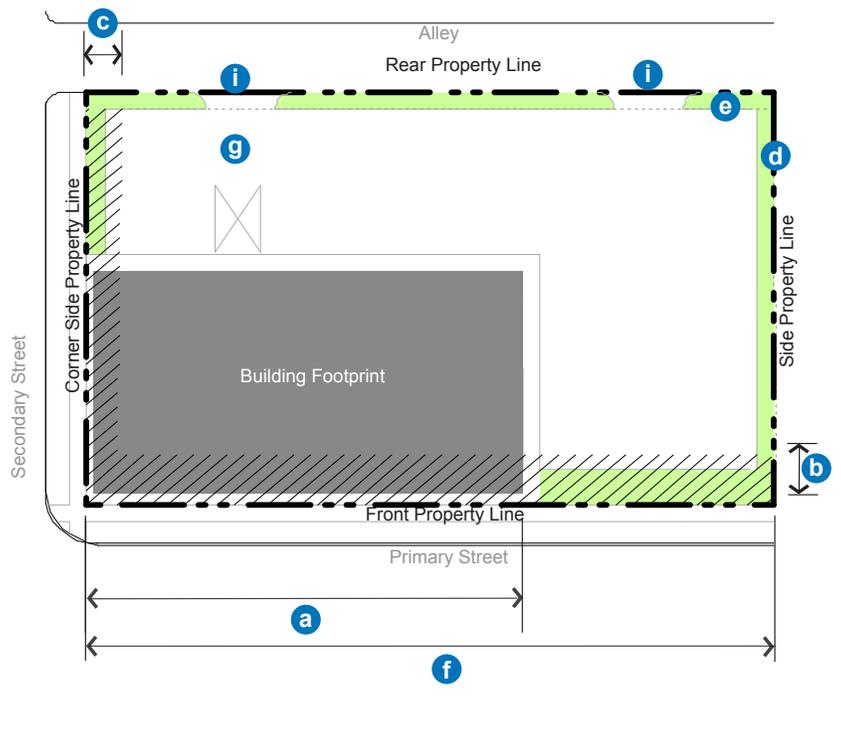
² Above the third story, the upper stories of any building facade with street frontage shall have a step back from the lower stories that is a minimum of six feet.

³ If 18 feet or more in height, ground story shall count as two stories towards maximum building height.

	Permitted Districts			
	Town Center "Core"	Town Center "General"	Riverdale Road "General"	40th Street "General"
(1) Building Siting Refer to Figure 5.3 (1).				
Multiple Principal Buildings	permitted	permitted	permitted	permitted
a Front Sidewalk Coverage	85%	80%	80%	80% ¹
Occupation of Corner	required	required	required	required
b Front Build-to Zone	0' to 5'	0' to 5'	0' to 10'	0' to 5'
c Corner Build-to Zone	0' to 5'	0' to 5'	0' to 10'	0' to 5'
d Minimum Side Yard Setback	0'	0'	0'	0'
e Minimum Rear Yard Setback	5'	5'	5'	5'
f Minimum Lot Width Maximum Lot Width	none none	none none	none none	none none
Maximum Impervious Coverage Additional Semi-Pervious Coverage	90% 10%	75% 25%	75% 25%	70% 20%
g Parking & Loading Location	rear yard	rear yard	rear yard	rear & side yard ¹
i Vehicular Access	Alley only; if no alley exists, 1 driveway is permitted per non-primary street, or as approved by zoning administrator	Alley; if no alley exists, 1 driveway is permitted per non-primary street, or as approved by zoning administrator	Alley; if no alley exists, 1 driveway is permitted per non-primary street, or as approved by zoning administrator	Alley; if no alley exists, 2 driveways are permitted off non-primary streets, or as approved by zoning administrator
(2) Height Refer to Figure 5.3 (2).				
j Minimum Overall Height	2 story	1 story	1 story	1 story
k Maximum Overall Height	5 stories	5 stories ²	5 stories ²	3 stories ²
l Ground Story: Minimum Height Maximum Height	14' 20' ³	14' 20' ³	14' 20' ³	14' 20' ³
m Upper Stories: Minimum Height Maximum Height	9' 14'	9' 14'	9' 14'	9' 14'
(3) Uses Refer to Figure 5.3 (2). Refer to 4.0 Uses for permitted uses.				
n Ground Story	retail, service, office	retail, service, office	retail, service, office	retail, service, office,
o Upper Story	any permitted use			
p Parking within Building	permitted fully in any basement and in rear of upper floors			
q Required Occupied Space	30' deep on all full floors from the front facade			
(4) Street Facade Requirements Refer to Figure 5.3 (3).				
r Minimum Ground Story Transparency Measured between 2' and 8' above grade	75%	75%	75%	65% front only
s Minimum Transparency per each Story	15%	15%	15%	15%
Blank Wall Limitations	required per floor (refer to 5.2.8)			
t Front Facade Entrance Type	storefront, arcade	storefront, arcade	storefront, arcade	storefront, arcade
u Principal Entrance Location	front facade	front facade	front facade	front or corner facade
Required Number of Street Entrances	1 per each 75' of front facade	1 per each 75' of front facade	1 per each 75' of front facade	1 per each 100' of front facade
Vertical Facade Divisions	every 30' of facade width	every 25' of facade width	every 50' of facade width	every 50' of facade width
Horizontal Facade Divisions	required within 3' of the top of the ground story, and every fifth floor above the first floor			
(5) Roof Type Requirements Refer to Figure 5.3 (3).				
Permitted Roof Types	parapet, pitched, flat	parapet, pitched, flat	parapet, pitched, flat	parapet, pitched, flat
v Tower	permitted	permitted	permitted	permitted



Typical Site Plan



Site Plan with Side Yard Parking (Core C & Core D)

Figure 5.3 (1). Storefront Building: Building Siting.

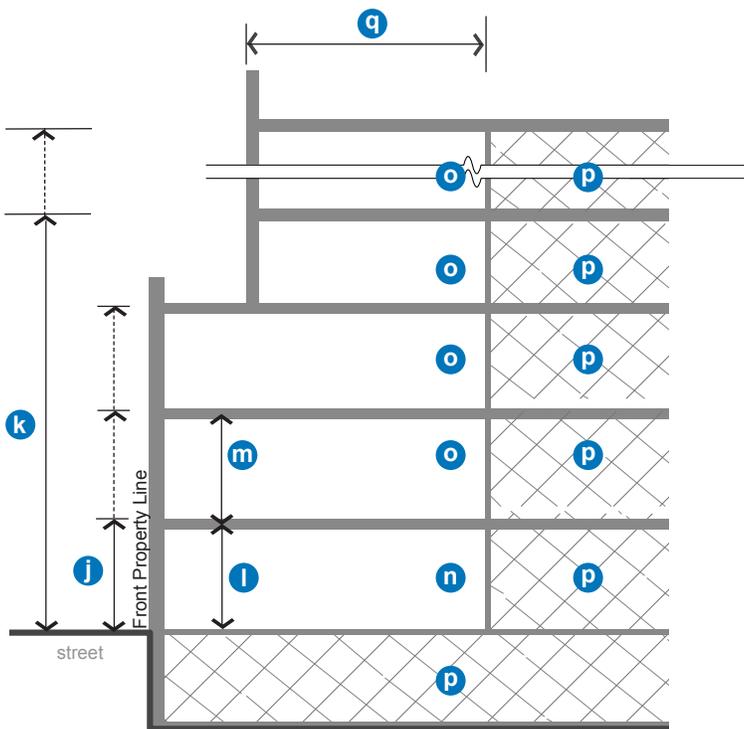


Figure 5.3 (2). Storefront Building: Height & Use Requirements.

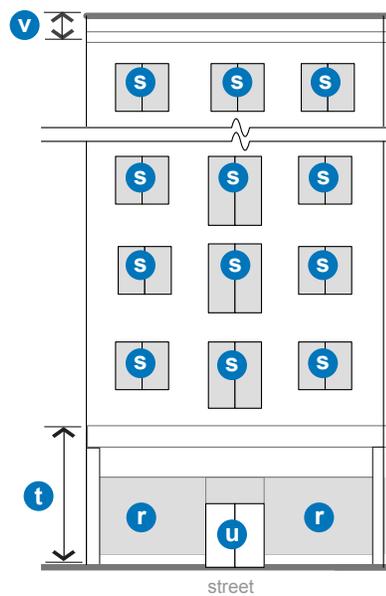


Figure 5.3 (3). Storefront Building: Street Facade Requirements.

5.0 Building Types

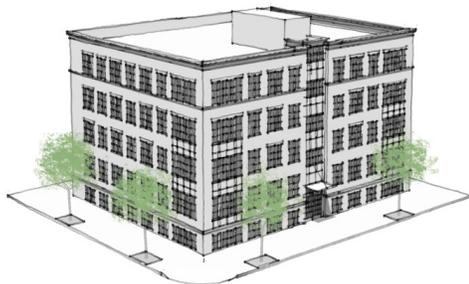
5.4 General Stoop Building

1. Description & Intent

The General Stoop Building Type is limited in terms of uses by the district within which it is located, generally housing office and/or residential uses. Similar to the Main Street Building, the General Stoop building is intended to be built close to the front and corner property lines allowing easy access to passing pedestrians and transit riders. Parking may be provided in the rear of the lot, internally in the building, or, in some cases, one double loaded aisle of parking is permitted in the interior or the side yard at the front property line. The minimum and maximum heights of this Building Type depend on the district within which it is located: taller heights are permitted in the General A District, with lower heights in the other General districts.

2. Regulations

Regulations for the General Stoop Building Type are defined in the adjacent table.



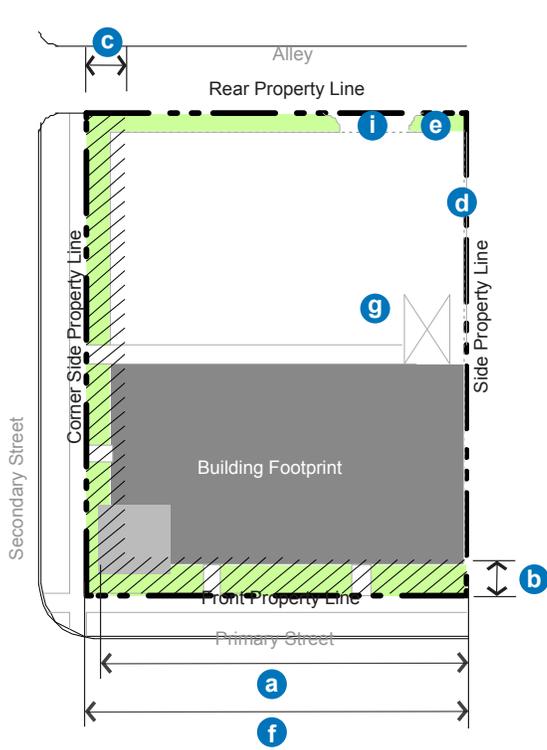
Notes

¹ A courtyard covering up to 35% of the front facade is permitted and may contribute to the Front Lot Line Coverage requirement.

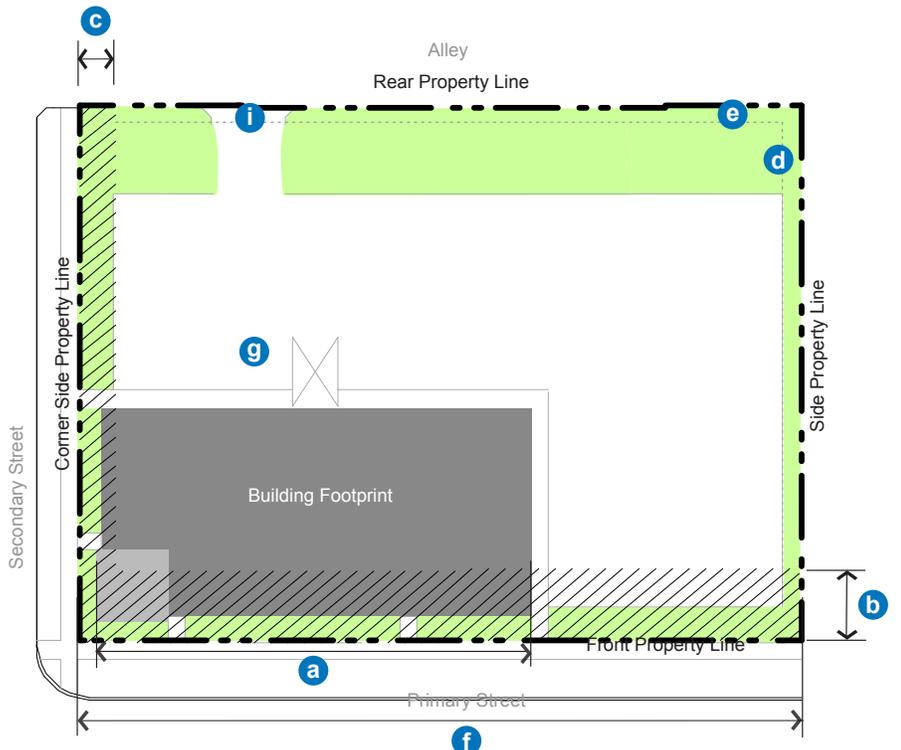
² Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

³ Upper stories above the third story on any building facade with street frontage shall have a step back from the lower stories that is a minimum of six feet.

	Permitted Districts			
	Town Center "Core"	Town Center "General"	Riverdale Road "General"	40th Street "General"
(1) Building Siting Refer to Figure 5.4 (1).				
a Multiple Principal Buildings	not permitted	not permitted	not permitted	permitted
Front Sidewalk Coverage	85% ¹	80% ¹	80% ¹	80%
b Occupation of Corner	required	required	required	required
c Front Build to Zone	0' to 10'	0' to 10'	0' to 10'	0' to 10'
d Corner Build to Zone	0' to 10'	0' to 10'	0' to 10'	0' to 10'
e Minimum Side Yard Setback	0'	0'	0'	5'
f Minimum Rear Yard Setback	5'	5'	5'	5'
Minimum Lot Width	none	none	none	100'
Maximum Lot Width	none	none	none	none
Maximum Impervious Coverage	90%	75%	75%	60%
Additional Semi-Pervious Coverage	10%	25%	25%	20%
g Parking & Loading Location	rear yard	rear yard	rear yard	rear & side yard
i Vehicular Access	Alley; if no alley exists, 1 driveway is permitted per non-primary street, or as approved by zoning administrator	Alley; if no alley exists, 1 driveway is permitted per non-primary street, or as approved by zoning administrator	Alley; if no alley exists, 1 driveway is permitted per non-primary street, or as approved by zoning administrator	Alley; if no alley exists, 1 driveway is permitted per non-primary street, or as approved by zoning administrator
(2) Height Refer to Figure 5.4 (2).				
j Minimum Overall Height	2 story	1 story	1 story	1 story
k Maximum Overall Height	5 stories	5 stories ³	5 stories ³	3 stories ³
l All Stories: Minimum Height	9'	9'	9'	9'
Maximum Height	14'	14'	14'	14'
(3) Uses Refer to Figure 5.4 (2). Refer to 4.0 Uses for permitted uses.				
n All Stories	any permitted use			
p Parking within Building	permitted fully in basement and in rear of upper floors			
q Required Occupied Space	30' deep on all full floors from the front facade			
(4) Street Facade Requirements Refer to Figure 5.4 (3).				
r Minimum Transparency per each Story	15%	15%	15%	15%
Blank Wall Limitations	required per floor (refer to 5.2.8)			
t Front Facade Entrance Type	stoop, porch, storefront	stoop, porch, storefront	stoop, porch, storefront	stoop, porch, storefront
u Principal Entrance Location	front facade	front facade	front facade	front or corner facade
Required Number of Street Entrances	1 per each 100' of front facade	1 per each 100' of front facade	1 per each 100' of front facade	1 per each 150' of front facade
Vertical Facade Divisions	every 30' of facade width	every 25' of facade width	every 50' of facade width	every 50' of facade width
Horizontal Facade Divisions	required within 3' of the top of any visible basement and of the ground story, and at every fifth floor above the ground floor			
(5) Roof Type Requirements Refer to Figure 5.4 (3).				
v Permitted Roof Types	parapet, pitched, flat	parapet, pitched, flat	parapet, pitched, flat	parapet, pitched, flat
w Tower	permitted	permitted	permitted	permitted



Typical Site Plan



Site Plan with Side Yard Parking (General C & General D)

Figure 5.4 (1). General Stoop Building: Building Siting.

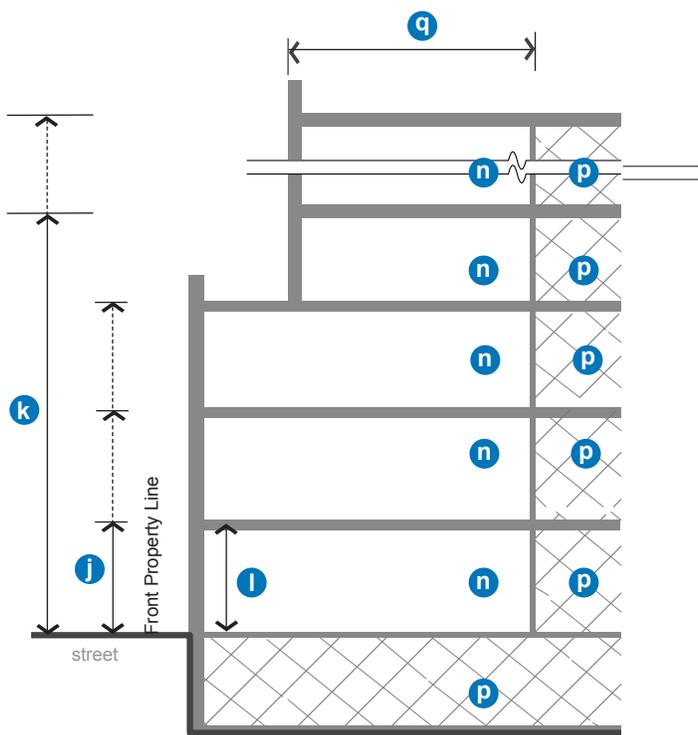


Figure 5.4 (2). General Stoop Building: Height & Use Requirements.

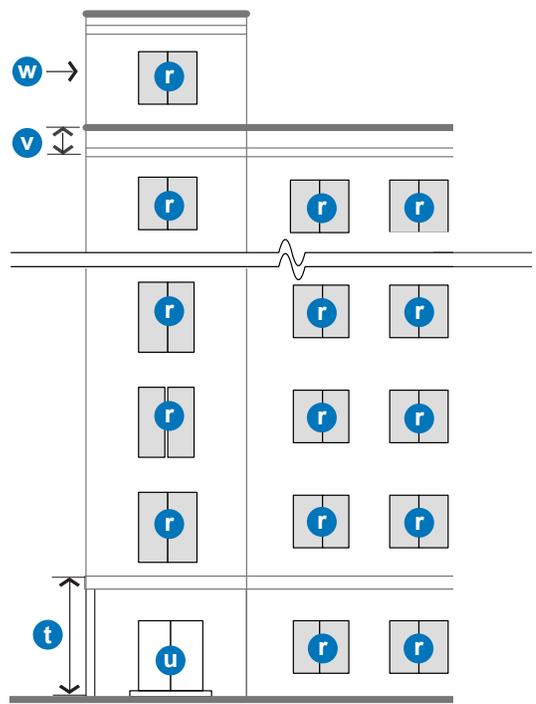


Figure 5.4 (3). General Stoop Building: Street Facade Requirements.

5.0 Building Types

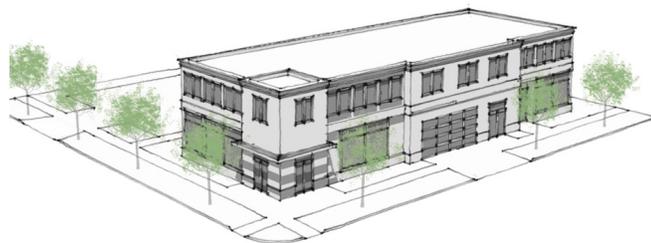
5.5 Limited Bay

1. Description & Intent

The Limited Bay Building Type permits a lower level of ground floor storefront facade and a single vehicle bay with garage door access on the Primary Street. A wider range of uses can also be accommodated within this Building Type, including craftsman industrial uses. This Building Type is still intended to be built close to the front and corner property lines allowing easy access to passing pedestrians and transit riders, and continuing the fabric of the Storefront Building Type. Parking may be provided in the rear of the lot, internally in the building, or one double loaded aisle of parking is permitted in the interior or the side yard at the front property line. The minimum and maximum heights of this Building Type depend on the district within which it is located: taller heights are permitted in the Core C.

2. Regulations

Regulations for the Limited Bay Building Type are defined in the adjacent table.



Notes

¹ Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

² Upper stories above the third story on any building facade with street frontage shall have a step back from the lower stories that is a minimum of six feet.

³ If 18 feet or more in height, ground story shall count as two stories towards maximum building height.

		Permitted Districts
		Riverdale Road "General"
(1) Building Siting Refer to Figure 5.5 (1).		
Multiple Principal Buildings		not permitted
a Front Sidewalk Coverage		75%
Occupation of Corner		required
b Front Build to Zone		0' to 15'
c Corner Build to Zone		0' to 10'
d Minimum Side Yard Setback		5'
e Minimum Rear Yard Setback		5'
f Minimum Lot Width		50'
Maximum Lot Width		none
Maximum Impervious Coverage		70%
Additional Semi-Pervious Coverage		20%
g Parking & Loading		rear & side yard
h Street Facade Service Bay Entrance		limited to one per street facade, maximum width 18'
i Vehicular Access		From alley; if no alley exists, 1 driveway per street frontage
(2) Height Refer to Figure 5.5 (2).		
j Minimum Overall Height		1 story
k Maximum Overall Height		4 stories ²
l Ground Story: Minimum Height		14'
Maximum Height		24' ³
m Upper Stories: Minimum Height		9'
Maximum Height		14'
(3) Uses Refer to Figure 5.5 (2). Refer to 4.0 Uses for permitted uses.		
n Ground Story		retail, service, office, craftsman industrial
o Upper Story		any permitted use
p Parking within Building		permitted fully in basement and in rear of upper floors plus one service bay width at ground floor
q Required Occupied Space		30' deep on all full floors from the front facade
(4) Street Facade Requirements Refer to Figure 5.5 (3).		
r Minimum Ground Story Transparency	Measured between 2' and 8' above grade	50% , Service Bay door shall be transparent
s Minimum Transparency	per each Story	15%
Blank Wall Limitations		required per floor
t Front Facade Entrance Type		storefront, stoop
u Principal Entrance Location		front or corner facade
Required Number of Street Entrances		1 per 100' of facade; service bay door not included; 1 per 150' of facade
Vertical Facade Divisions		every 60' of facade width
Horizontal Facade Divisions		required within 3' of the top of the ground story for all buildings over 2 stories
(5) Roof Type Requirements Refer to Figure 5.5 (3).		
Permitted Roof Types		parapet, pitched, flat
v Tower		permitted

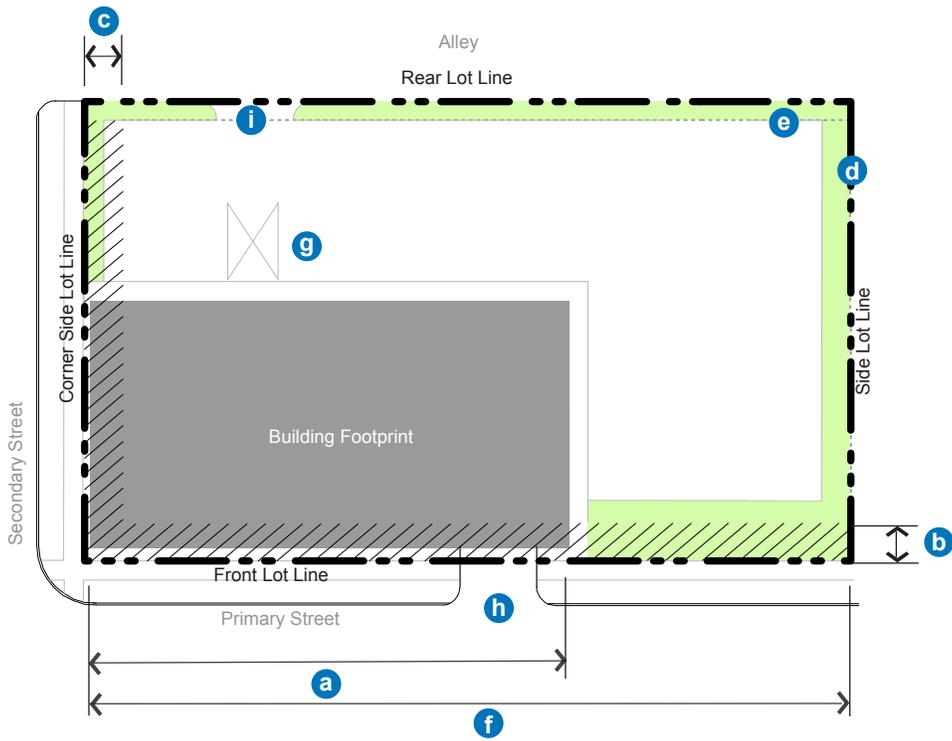


Figure 5.5 (1). Limited Bay Building: Building Siting.

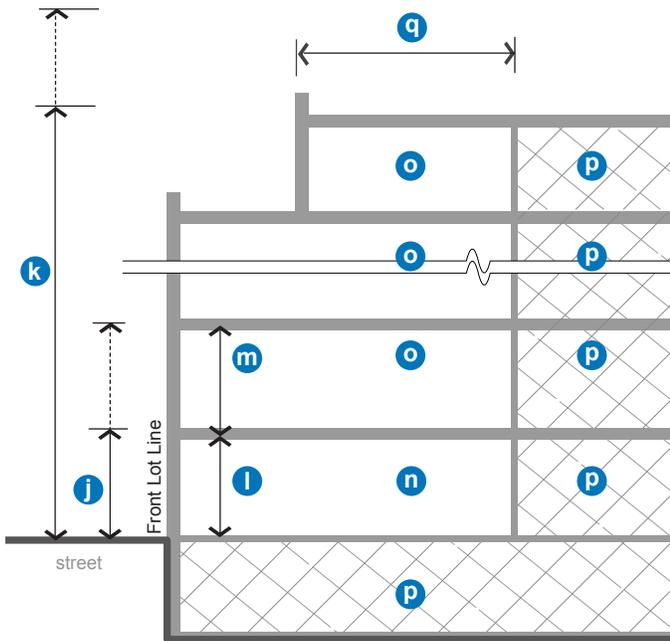


Figure 5.5 (2). Limited Bay Building: Height & Use Requirements.

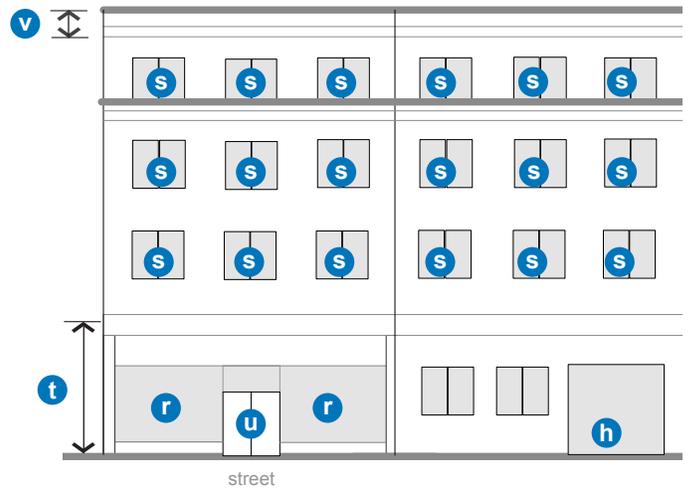


Figure 5.5 (3). Limited Bay Building: Street Facade Requirements.

5.0 Building Types

5.6. Row Building

1. Description & Intent

The Row Building is a building typically comprised of multiple vertical units, each with its own entrance to the street. This Building Type may be organized as townhouses or rowhouses, or it could also incorporate live/work units where uses are permitted.

Parking is required to be located in the rear yard and may be incorporated either into a detached garage or in an attached garaged accessed from the rear of the building. However, when the garage is located within the building, a minimum level of occupied space is required on the front facade to ensure that the street facade is active.

2. Regulations

Regulations for the Row Building type are defined in the adjacent table.



Notes:

¹ For the purposes of the Row Building, a building consists of a series of units. When permitted, multiple buildings may be located on a lot with the minimum required space between them. However, each building shall meet all requirements of the Building Type unless otherwise noted.

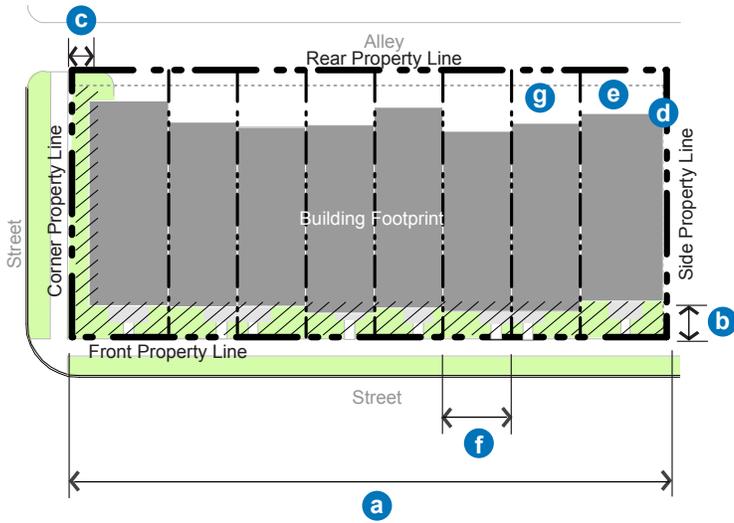
² Each building shall meet the front property line coverage requirement, except one of every five units may front a courtyard with a minimum width of 30 feet. The courtyard shall be defined on three sides by units.

³ Rear yard setback on alleys is five feet.

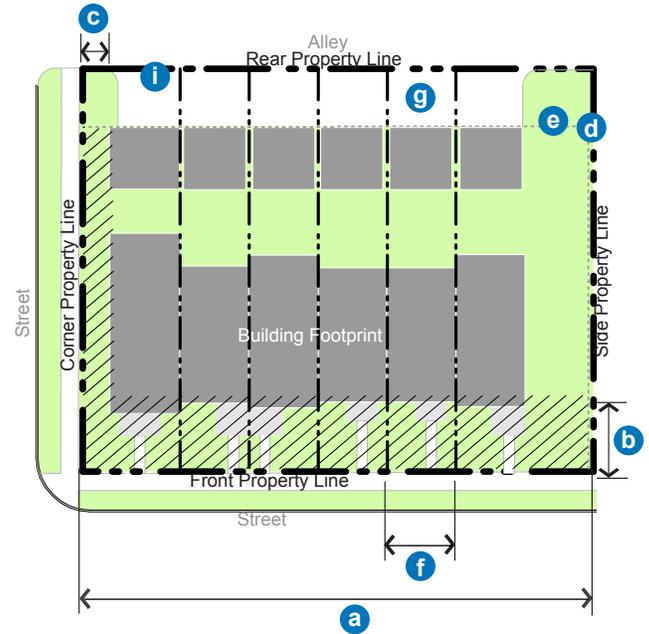
⁴ When the storefront entrance type is utilized, the maximum ground story transparency for the unit is 55% as measured between two feet and eight feet above grade.

⁵ The storefront entrance type is permitted only on corners or buildings that are designated for live/work units.

	Permitted Districts		
	Town Center & Riverdale Road "General"	40th Street "General"	Edge
(1) Building Siting Refer to Figure 5.6 (1).			
Multiple Principal Buildings	permitted ¹	permitted ¹	permitted ¹
a Front Sidewalk Coverage	65% ²	65% ²	65% ²
Occupation of Corner	required	required	required
b Front Build to Zone	0' to 10'	5' to 15'	10' to 20'
c Corner Build to Zone	0' to 10'	5' to 10'	5' to 10'
d Minimum Side Yard Setback	0' per unit; 10' between buildings	0' per unit; 15' between buildings	0' per unit; 15' between buildings
e Minimum Rear Yard Setback	5'	10' ³	15' ³
f Minimum Unit Width Maximum Building Width	18' per unit maximum of 10 units per building	20' per unit maximum of 8 units per building	22' per unit maximum of 6 units per building
Maximum Impervious Coverage Additional Semi-Pervious Coverage	85% 15%	70% 20%	65% 20%
g Parking	rear yard/facade	rear yard/facade	rear yard/facade
i Vehicular Access	From alley; if no alley exists, 1 driveway per building per street frontage		
(2) Height Refer to Figure 5.6 (2).			
j Minimum Overall Height	2 story	2 story	2 story
k Maximum Overall Height	4 stories	4 stories	3.5 stories
l All Stories: Minimum Height Maximum Height	9' 14'	9' 14'	9' 14'
(3) Uses Refer to Figure 5.6 (2). Refer to 4.0 Uses for permitted uses.			
n Ground Story	residential, service, office, limited craftsman industrial	residential, service, office, limited craftsman industrial	residential only
o Upper Story	residential only		
p Parking within Building	permitted fully in basement and in rear of all floors		
q Required Occupied Space	30' deep on all full floors from the front facade		
(4) Street Facade Requirements Refer to Figure 5.6 (3).			
r Minimum Transparency per each Story	15% ⁴	15%	15%
Blank Wall Limitations	required per floor (refer to 5.2.8)		
t Front Facade Permitted Entrance Type	stoop, porch, limited storefront ⁵	stoop, porch, limited storefront ⁵	stoop, porch
u Principal Entrance Location per Unit	front or corner side facade		
Vertical Facade Divisions	not required		
Horizontal Facade Divisions	for buildings over 3 stories, required within 3' of the top of any visible basement or ground story		
(5) Roof Type Requirements Refer to Figure 5.6 (3).			
v Permitted Roof Types	parapet, pitched, flat	parapet, pitched, flat	parapet, pitched, flat
Tower	permitted	permitted	permitted



Site Plan with Rear Access Attached Garage



Site Plan with Rear Yard & Detached Garage

Figure 5.6 (1) Row Building: Building Siting

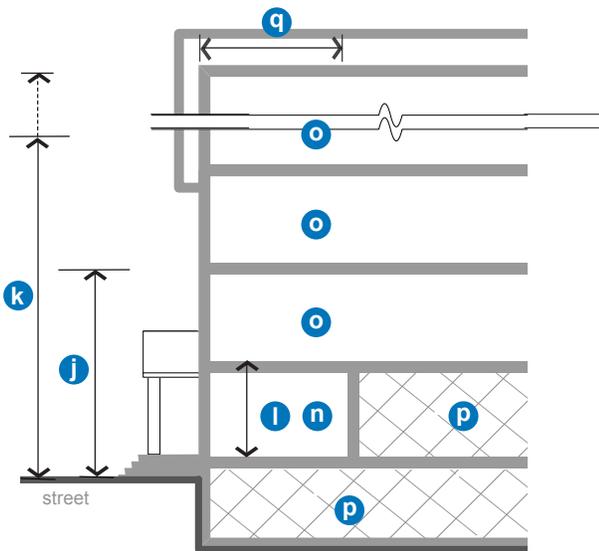


Figure 5.6 (2). Row Building: Height & Use Requirements

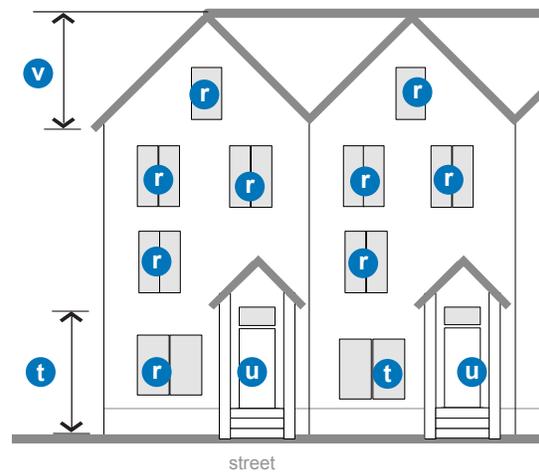


Figure 5.6 (3). Row Building: Street Facade Requirements

5.0 Building Types

5.7. Yard Building

1. Description & Intent

The Yard Building is a mainly residential building, incorporating a landscaped yard surrounding all sides of the building. Parking and garages are limited to the rear only with preferred access from an alley.

The Yard Building can be utilized in newly developing locations to create somewhat denser traditional neighborhoods, or as a buffer to existing neighborhoods.

2. Regulations

Regulations for the Yard Building Type are defined in the adjacent table.



Notes

¹ Each building shall meet all requirements of the Building Type.

² When multiple buildings are located on a single lot, each building shall meet the front property line coverage requirement, except one of every three buildings may front a courtyard with a minimum width of 30 feet. The courtyard shall be defined on three sides by units.

³ Rear yard setback for detached garages on alleys is five feet.

	Permitted Districts		
	Edge	Edge B	Edge C
(1) Building Siting Refer to Figure 5.7 (1).			
Multiple Principal Buildings	permitted ¹	permitted ¹	permitted ¹
a Front Sidewalk Coverage	65% ²	65% ²	65% ²
Occupation of Corner	required	required	required
b Front Setback	10'	10'	15'
c Corner Setback	7.5'	7.5'	10'
d Minimum Side Yard Setback	5'	5'	7.5'
e Minimum Rear Yard Setback	15' ³	15' ³	25' ³
f Minimum Lot Width	30'	30'	30'
Maximum Lot Width	50'	50'	70'
Maximum Impervious Coverage	70%	60%	60%
Additional Semi-Pervious Coverage	25%	25%	20%
g Parking	rear yard/facade	rear yard/facade	rear yard/facade
i Vehicular Access	From alley; if no alley exists, 1 driveway per street frontage		
(2) Height Refer to Figure 5.7 (2).			
j Minimum Overall Height	2 story	1.5 story	1.5 story
k Maximum Overall Height	3.5 stories	3.5 stories	3.5 stories
l All Stories: Minimum Height	9'	9'	9'
Maximum Height	14'	14'	14'
(3) Uses Refer to Figure 5.7 (2). Refer to 4.0 Uses for permitted uses.			
n All Stories	residential, office	residential only	
p Parking within Building	permitted fully in basement and in rear of all floors		
q Required Occupied Space	30' deep on all full floors from the front facade		
(4) Street Facade Requirements Refer to Figure 5.7 (3).			
r Minimum Transparency per each Story	15%		
Blank Wall Limitations	required		
t Front Facade Entrance Type	stoop, porch		
u Principal Entrance Location per Unit	front, corner, or corner side facade		
Required Number of Street Entrances	not required		
Vertical Facade Divisions	not required		
Horizontal Facade Divisions	not required		
(5) Roof Type Requirements Refer to Figure 5.7 (3).			
v Permitted Roof Types	parapet, pitched, flat		
Tower	permitted	not permitted	

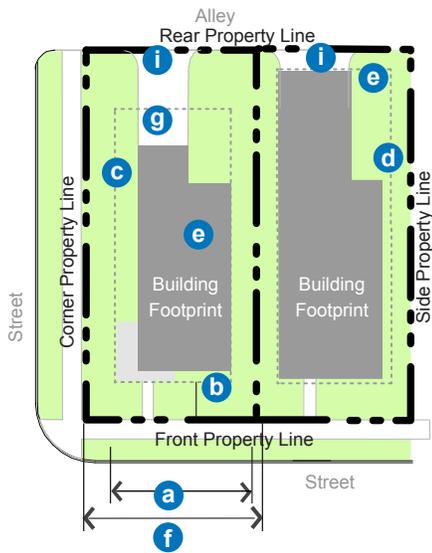


Figure 5.7 (1) Yard Building: Building Siting

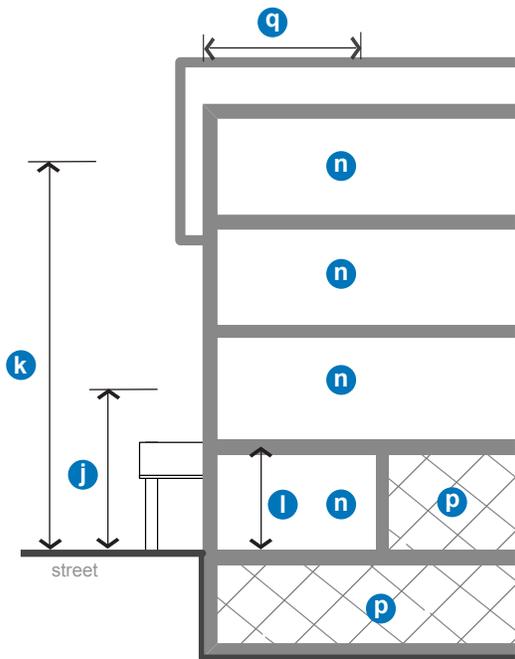


Figure 5.7 (2). Yard Building: Height and Use Requirements

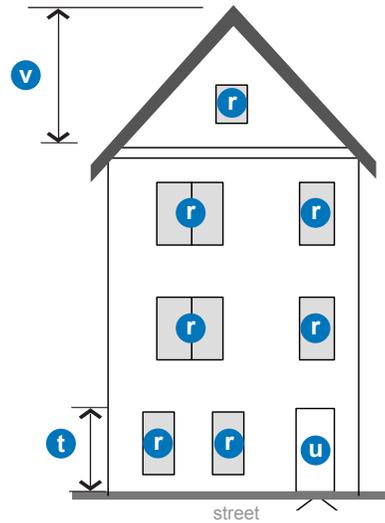


Figure 5.7 (3). Yard Building: Street Facade Requirements

5.0 Building Types

5.8. Civic Building

1. Description & Intent

The Civic Building is the most flexible Building Type intended only for civic and institutional types of uses. These buildings are distinctive within the urban fabric created by the other Building Types and could be designed as iconic structures. In contrast to most of the other Building Types, a minimum setback line is required instead of a build to zone, though this setback is required to be landscaped. Parking is limited to the rear in most cases.

The minimum and maximum heights of this Building Type depend on the district within which it is located.

2. Regulations

Regulations for the Civic Building type are defined in the adjacent table.



Notes

¹ Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

² If 18 feet or more in height, ground story shall count as two stories towards maximum building height.

	Permitted Districts				
	Town Center "Core"	Town Center "General"	Riverdale Road "General"	40th Street General	Edge
(1) Building Siting Refer to Figure 5.8 (1).					
Multiple Principal Buildings	permitted				
Front Sidewalk Coverage	not required				
Occupation of Corner	not required				
b Front Setback	5'	10'		15'	5''
c Corner Setback	0'	5'		5'	5'
d Minimum Side Yard Setback	5'	5'		5'	5'
e Minimum Rear Yard Setback	5'	5'		5'	5'
f Minimum Lot Width Maximum Lot Width	50' none	50' none		50' none	50' none
Maximum Impervious Coverage Additional Semi-Pervious Coverage	75% 20%	75% 15%		75% 15%	75% 20%
g Parking & Loading	rear	rear		rear & interior side yard ¹	rear & interior side yard ¹
i Vehicular Access	From alley; if no alley exists, 1 driveway per street frontage				
(2) Height Refer to Figure 5.8 (2).					
j Minimum Overall Height	1 story	1 story		1 story	1 story
k Maximum Overall Height	15 stories	8 stories		6 stories	4 stories
l All Stories: Minimum Height Maximum Height	9' 20' ²	9' 20' ²		9' 20' ²	9' 20' ²
(3) Uses Refer to Figure 5.8 (2). Refer to 4.0 Uses for permitted uses.					
n All Stories	limited to civic & institutional uses only				
p Parking within Building	permitted fully in basement and in rear of upper floors				
q Required Occupied Space	30' deep on all full floors from the front facade				
(4) Street Facade Requirements Refer to Figure 5.8 (3).					
r Minimum Transparency per each Story	10%				
Blank Wall Limitations	not required				
t Front Facade Permitted Entrance Type	arcade, stoop				
u Principal Entrance Location	front or corner facade	front or corner facade		front or corner facade	front or corner facade
Required Number of Primary Street Entrances	1 per 100' of facade	1 per 150' of facade		1 per 150' of facade	1 per 150' of facade
Vertical Facade Divisions	not required				
Horizontal Facade Divisions	not required				
(5) Roof Type Requirements Refer to Figure 5.8 (3).					
v Permitted Roof Types	parapet, pitched, flat; other roof types are permitted by Conditional Use				
w Tower	permitted				

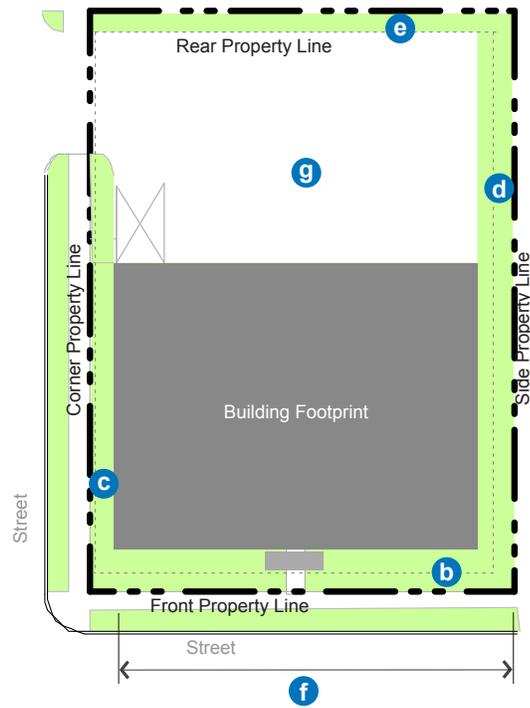


Figure 5.8 (1). Civic Building: Building Siting

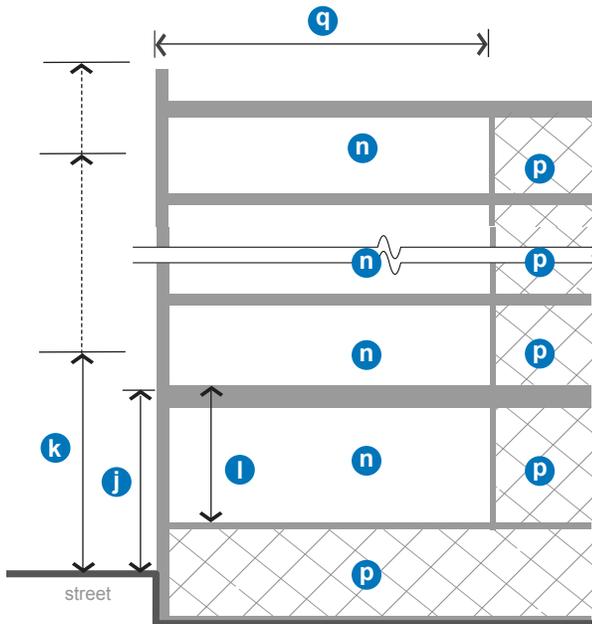


Figure 5.8 (2). Civic Building: Height and Use Requirements

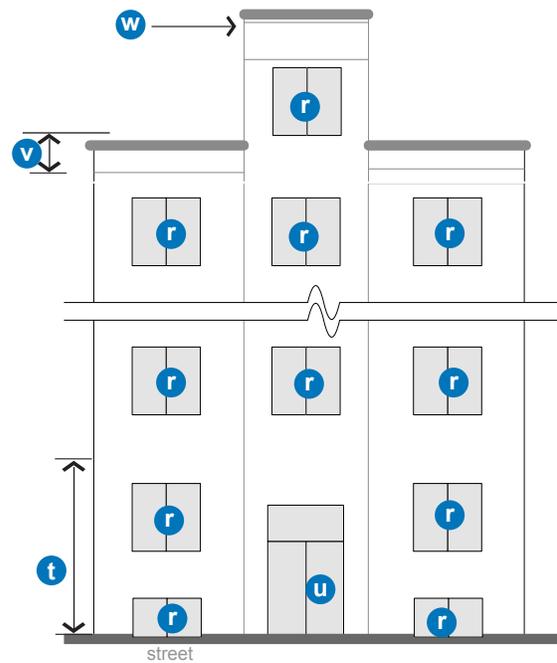


Figure 5.8 (3). Civic Building: Street Facade Requirements

5.0 Building Types

5.9 Entrance Types.

Entrance type standards apply to the ground story and visible basement of front facades of all Building Types as defined in this Section. Refer to the Building Type Table Requirements, Sections 5.3 through 5.8.

1. General.

The following provisions apply to all entrance types.

- (1) Intent. To guide the design of the ground story of all buildings to relate appropriately to pedestrians on the street. Treatment of other portions of the building facades is detailed in each Building Type standard (refer to Building Types 5.3 through 5.8).
- (2) Applicability. The entire ground story street-facing facade(s) of all buildings shall meet the requirements of at least one of the permitted entrance types, unless otherwise stated.
- (3) Measuring Transparency. Refer to 5.2 Explanation of Building Type Table Standards, for information on measuring building transparency.
- (4) Visible Basements. Visible basements, permitted by entrance type, are optional. The visible basement shall be a maximum of one-half the height of the tallest story.

2. Storefront Entrance Type.

(Refer to Figure 5.9 (1)). The Storefront entrance type is a highly transparent ground story treatment designed to serve primarily as the

display area and primary entrance for retail or service uses.

- (1) Transparency. Minimum transparency is required per Building Type.
- (2) Elevation. Storefront elevation shall be between zero and one foot above sidewalk.
- (3) Visible Basement. A visible basement is not permitted.
- (4) Horizontal Facade Division. Horizontally define the ground story facade from the upper stories.
- (5) Entrance. All entries shall be recessed from the front facade closest to the street.
 - (a) Recess shall be a minimum of three feet and a maximum of eight feet deep, measured from the portion of the front facade closest to the street.
 - (b) When the recess falls behind the front build-to zone, the recess shall be no wider than eight feet.

3. Arcade Entrance Type.

(Refer to Figure 5.9 (2)). An Arcade entrance type is a covered pedestrian walkway within the recess of a ground story.

- (1) Arcade. An open-air public walkway is required from the face of the building recessed into the building a minimum of eight and a maximum of 15 feet.

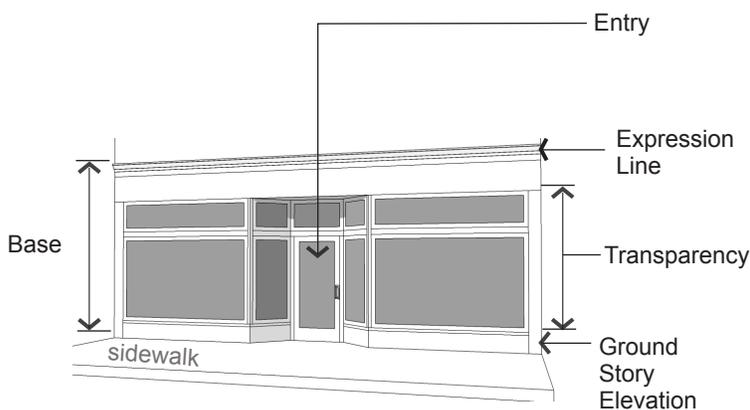


Figure 5.9 (1). Storefront Entrance Type

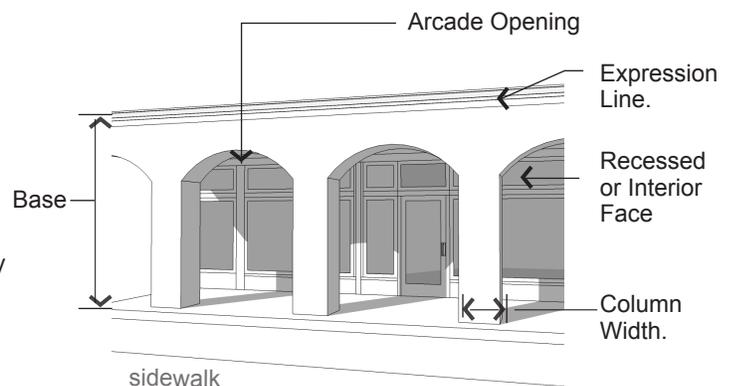


Figure 5.9 (2). Arcade Entrance Type

- (2) Build-to Zone. When the Arcade is utilized, the outside face of the Arcade shall be considered the front facade, located within the required build-to zone.
- (3) Recessed or Interior Facade. Storefront entrance type is required on the recessed ground story facade.
- (4) Column Spacing. Columns shall be spaced between ten feet and 12 feet on center.
- (5) Column Width. Columns shall be a minimum of 1'-8" and a maximum 2'-4" in width.
- (6) Arcade Opening. Opening shall not be flush with interior arcade ceiling and may be arched or straight.
- (7) Horizontal Facade Division. Horizontally define the ground story facade from the upper stories.
- (8) Visible Basement. A visible basement is not permitted.

4. Stoop Entrance Type.

(Refer to Figure 5.9 (3)). A stoop is an unroofed, open platform.

- (1) Transparency. Minimum transparency is required per Building Type.
- (2) Stoop Size. Stoops shall be a minimum of three feet deep and six feet wide.

- (3) Elevation. Stoop elevation shall be located a maximum of 2'-6" above the sidewalk without visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.
- (4) Visible Basement. A visible basement is permitted and shall be separated from the ground story by an expression line.
- (5) Entrance. All entries shall be located off a stoop.

5. Porch Entrance Type.

(Refer to Figure 5.9 (4)). A porch is a raised, roofed platform that may or may not be enclosed on all sides. If enclosed, the space shall not be climate controlled.

- (1) Transparency.
 - (a) Minimum transparency per Building Type is required.
 - (b) If enclosed, a minimum of 40% of the enclosed porch shall be comprised of highly transparent, low reflectance windows.
- (2) Porch Size. The porch shall be a minimum of five feet deep and eight feet wide.
- (3) Elevation. Porch elevation shall be located a maximum of 2'-6" above the sidewalk without a visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.
- (4) Visible Basement. A visible basement is permitted.
- (5) Height. Porch may be two stories to provide a balcony on the second floor.
- (6) Entrance. All entries shall be located off a porch.

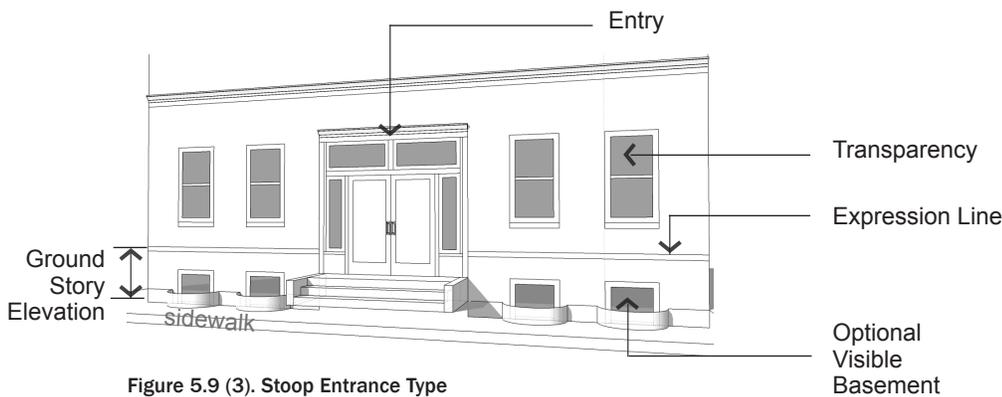


Figure 5.9 (3). Stoop Entrance Type

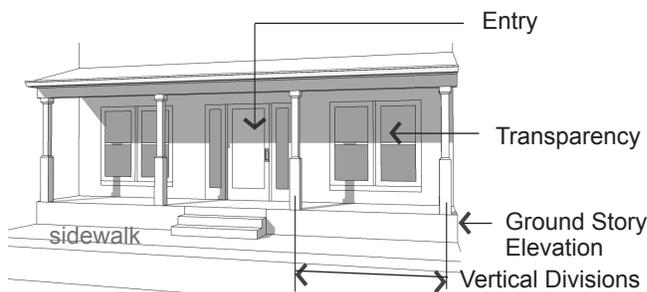


Figure 5.9 (4). Porch Entrance Type

5.0 Building Types

5.10 Roof Types.

Roof type standards apply to the roof and cap of all Building Types as defined in this Section. Refer to the Building Type Table Requirements, Sections 5.3 through 5.8.

1. General Provisions.

The following provisions apply to all roof types.

- (1) Intent. To guide the design of the cap of all buildings.
- (2) Applicability. All buildings shall meet the requirements of one of the roof types permitted for the Building Type.
- (3) Measuring Height. Refer to Section 5.2.2 for information on measuring building height.
- (4) Other Roof Types. Other building caps not listed as a specific type may be made by a request to the **Zoning Administrator** with the following requirements:
 - (a) The roof type shall not create additional occupiable space beyond that permitted by the Building Type.
 - (b) The shape of the Roof Type shall be significantly different from those defined in this section 5.10 Roof Types, i.e. a dome, spire, vault.
 - (c) The building shall warrant a separate status within the community from the fabric of surrounding buildings, with a correspondence between the form of the roof type and the meaning of the building use.

2. Parapet Roof Type.

(Refer to Figure 5.10 (1), Parapet Roof Type). A parapet is a low wall projecting above a building's roof along the perimeter of the building. It can be utilized with a flat or low pitched roof and also serves to limit the view of roof-top mechanical systems from the street.

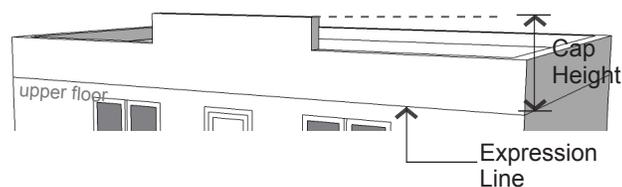


Figure 5.10 (1). Parapet Roof Type

- (1) Parapet Height. Height is measured from the top of the upper story to the top of the parapet.
 - (a) Minimum height is two feet with a maximum height of six feet.
 - (b) The parapet shall be high enough to screen the roof and any roof appurtenances from view of the street(s).
- (2) Horizontal Expression Lines. An expression line shall define the parapet from the upper stories of the building and shall also define the top of the cap.
- (3) Occupied Space. Occupied space shall not be incorporated behind this roof type.

3. Pitched Roof Type.

(Refer to Figure 5.10 (2), Pitched Roof Type). This roof type has a sloped or pitched roof. Slope is measured with the vertical rise divided by the horizontal span or run.

- (1) Pitch Measure. The roof may not be sloped less than a 4:12 (rise:run) or more than 16:12.
 - (a) Slopes less than 4:12 are permitted to occur on second story or higher roofs. (Refer to Figure 5.10 (2) - Low Pitched Roof).
- (2) Configurations.
 - (a) Hipped, gabled, and combination of hips and gables with or without dormers are permitted.
 - (b) Butterfly roofs (inverted gable roof) are permitted with a maximum height of eight feet, inclusive of overhang.
 - (c) Gambrel and mansard roofs are not permitted.
- (3) Parallel Ridge Line. A gabled end or perpendicular ridge line shall occur at least every 100 feet of roof when the ridge line runs parallel to the front lot line. (Refer to Figure 5.10 (3), Parallel Ridge Line).

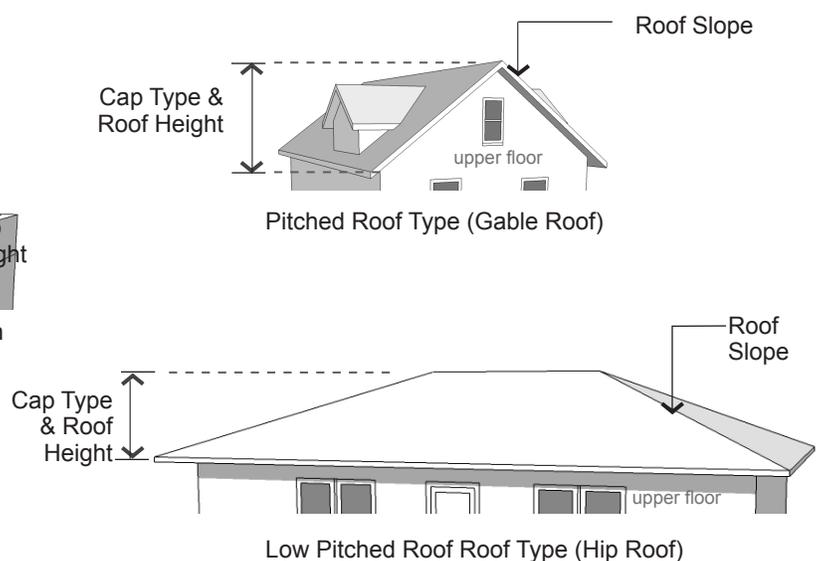


Figure 5.10 (2). Pitched Roof Type

- (4) **Roof Height.** Roofs without occupied space and/or dormers shall have a maximum height on street-facing facades equal to the maximum floor height permitted for the Building Type.
- (5) **Occupied Space.** Occupied space may be incorporated behind this roof type.

4. Flat Roof Type.

(Refer to Figure 5.10 (4). Flat Roof Type). This roof type has a flat roof with overhanging eaves.

- (1) **Configuration.** Roofs with no visible slope are acceptable. Eaves are required on all street facing facades.
- (2) **Eave Depth.** Eave depth is measured from the building facade to the outside edge of the eave. Eaves shall have a depth of at least 14 inches.
- (3) **Eave Thickness.** Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Eaves shall be a minimum of eight inches thick.
- (4) **Interrupting Vertical Walls.** Vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap.
 - (a) No more than one-half of the front facade can consist of an interrupting vertical wall.
 - (b) Vertical walls shall extend no more than four feet above the top of the eave.
- (3) **Occupied Space.** Occupied space shall not be incorporated behind this roof type.



Figure 5.10 (3). Parallel Ridge Line

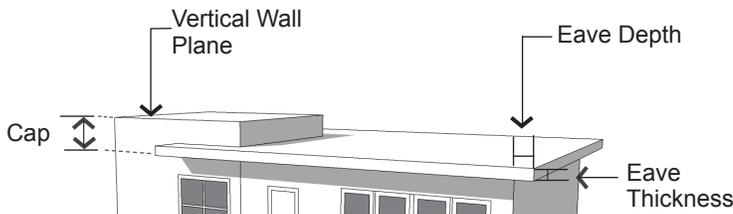


Figure 5.10 (4). Flat Roof Type

5. Towers.

(Refer to Figure 5.10 (5) Tower). A tower is a rectilinear or cylindrical, vertical element, that must be used with other roof types.

- (1) **Quantity.** All Building Types, with the exception of the Civic Building, are limited to one tower per building.
- (2) **Tower Height.** Maximum height, measured from the top of the parapet or eave to the top of the tower, is the equivalent of the height of one upper floor of the building to which the tower is applied.
- (3) **Tower Width.** Maximum width along all facades is one-third the width of the front facade or 30 feet, whichever is less.
- (4) **Horizontal Expression Lines.** An expression line shall define the tower from the upper stories, except on single family or attached house residential Building Types.
- (5) **Occupied Space.** Towers may be occupied by the same uses allowed in upper stories of the Building Type to which it is applied.
- (6) **Application.** May be combined with all other roof types.
- (7) **Tower Cap.** The tower may be capped by the parapet, pitched, low pitched, or flat roof roof types, or the spire may cap the tower.

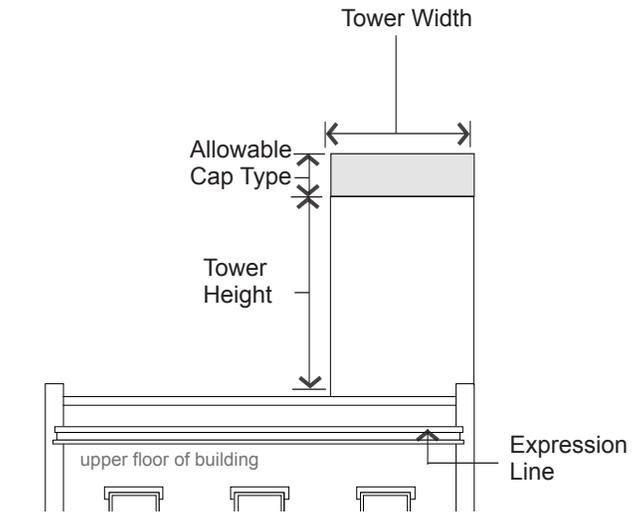


Figure 5.10 (5). Tower

5.0 Building Types

5.11 Additional Design Requirements.

The following outlines the district design guidelines that affect a building's appearance and district cohesiveness. They improve the physical quality of buildings, enhance the pedestrian experience, and protect the character of the neighborhood.

1. Materials and Color.

- (1) Primary Facade Materials. 80% of each facade shall be constructed of primary materials. For facades over 100 square feet, more than one material shall be used to meet the 80% requirement. *(should this apply to all buildings - Row and Yard?)*
 - (a) Permitted primary building materials include high quality, durable, natural materials, such as stone, brick; wood lap siding; fiber cement board lapped, shingled, or panel siding; glass. Other high quality synthetic materials may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure 5.11 (1).

- (2) Secondary Facade Materials. Secondary materials are limited to details and accents and include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim, and ornamentation, and exterior architectural metal panels and cladding.
 - (a) Exterior Insulation and Finishing Systems (EIFS) is permitted for trim only or on upper floor facades only.
- (3) Roof Materials. Acceptable roof materials include 300 pound or better, dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. "Engineered" wood or slate may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure 5.11 (2).
- (4) Color. Main building colors shall utilize any historic palettes from any major paint manufacturer. Other colors may be utilized or details and accents, not to exceed a total area larger than 10% of the facade surface area.



Primary Materials: Brick



Primary Materials: Stone



Primary Materials: Painted Wood



Roof Materials: Asphalt Composite Shingles



Roof Materials: Ceramic Tile

Figure 5.11 (1). Primary Materials.

Figure 5.11 (2). Roof Materials.

- (5) Appropriate Grade of Materials. Commercial quality doors, windows, and hardware shall be used on all Building Types with the exception of the Row Building and the Yard Building. Refer to Figure 5.11 (3).

2. Windows, Awnings, and Shutters.

- (1) Windows. All upper story windows on all historic, residential, and mixed use buildings shall be recessed, double hung. Percent of transparency is required per Building Type.
- (2) Awnings. All awnings shall be canvas or metal. Plastic awnings are not permitted. Awning types and colors for each building face shall be coordinated. Refer to Figure 5.11 (4).
- (3) Shutters. If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete coverage of the window. Shutters shall be wood. "Engineered" wood may be approved during the site plan process with an approved sample and examples of successful, high quality local installations.



Permitted Awnings: Metal



Prohibited: Residential Grade Doors on Commercial Buildings.



Permitted Awnings: Canvas



Permitted: Commercial Grade Doors & Windows on Commercial Buildings.



Prohibited Awnings: Plastic

Figure 5.11 (3).Commercial Grade Doors & Windows.

Figure 5.11 (4). Awnings.

5.0 Building Types

3. Balconies.

The following applies in all locations where balconies are incorporated into the facade design facing any street or parking lot. Refer to Figure 5.11 (5).

- (1) Size. Balconies shall be a minimum of six feet deep and five feet wide.
- (2) Connection to Building. Balconies that are not integral to the facade shall be independently secured and unconnected to other balconies.
- (3) Facade Coverage. A maximum of 40% of the front and corner side facades, as calculated separately, may be covered with balconies, including street-facing railing and balcony structure.

4. Treatments at Terminal Vistas.

When a street terminates at a parcel, the parcel shall be occupied by one of the following:

- (1) If the parcel is open space, any Open Space Type with the exception of the Pocket Park shall be utilized and a vertical

element shall be terminate the view. Acceptable vertical elements include a stand or grid of trees, a sculpture, or a fountain.

- (2) If the parcel is not utilized as an Open Space Type, the front or corner side of a building, whether fronting a Primary Street or not, shall terminate the view.

5. Building Variety.

Building design shall vary between vertical facade divisions, where required per the Building Types, and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following. Refer to Figure 5.11 (7) for one illustration of this requirement.

- (1) The proportion of recesses and projections.
- (2) The location of the entrance and window placement, unless storefronts are utilized.
- (3) Roof type, plane, or material, unless otherwise stated in the Building Type requirements.

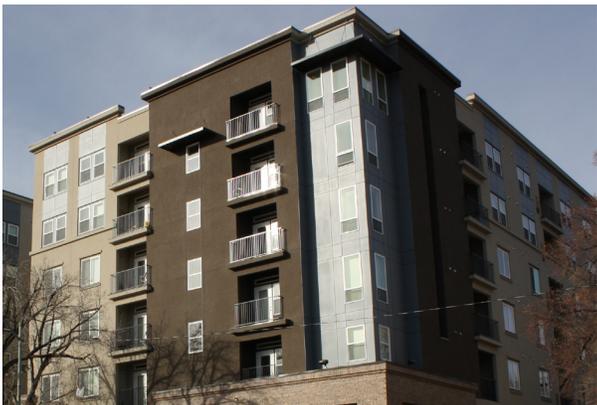


Figure 5.11 (5). Balconies Integral to Facade.



Figure 5.11 (7). Building Variety.

6. Drive-through Structures. (Do we allow Drive-throughs?)

Refer to Figure 5.11 (8) for one illustration of the following requirements.

- (1) Structure/Canopy. Drive-through structures or canopies shall be located on the rear facade of the building or in the rear of the lot behind the building, where permitted by use. The structure shall not be visible from any Primary Street.
- (2) Stacking Lanes. Stacking lanes shall be located perpendicular to the Primary Street or behind the building.
- (3) The canopy and structure shall be constructed of the same materials utilized on the building.

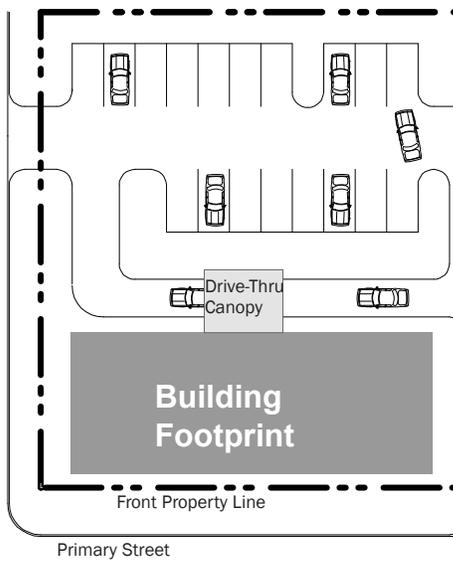


Figure 5.11 (8). Recommended Drive-Through Facility Layout.

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6.0 Open Space Types

6.0 Open Space Types

6.1 General Requirements.

1. Intent.

To provide open space as an amenity that promotes physical and environmental health within the community and to provide each household with access to a variety of active and passive open space types.

2. General Requirements.

All open space shall meet the following requirements.

- (1) All open space provided within any Place Type development or within any Core, General, or Edge Zoning District shall comply with one of the Open Space Types defined by 6.2 through 6.8.
- (2) Access. All Open Space types shall provide public access from a vehicular right-of-way.
- (3) Location. Open Space Types shall be platted as a lot or, with permission of the City, may be located within the right-of-way. Open Space Types shall be zoned with an open space zoning designation or an adjacent zoning designation, including any Core, General, or Edge Zoning District.
- (3) Fencing. Open Space Types may incorporate fencing provided that the following requirements are met.
 - (a) Height. Fencing shall be a maximum height of 48 inches, unless approved by the Zoning Administrator for such circumstances as proximity to railroad right-of-way and use around swimming pools, ball fields, and ball courts.
 - (b) Level of Opacity. Fence opacity shall be no greater than 60%.
 - (c) Type. Chain-link fencing is not permitted along any street frontage, with the exception of dedicated sports field or court fencing approved by the [Zoning Administrator](#).
 - (d) Spacing of Openings. Openings or gates shall be provided on every street face at a minimum of every 200 feet.
- (4) Open Water Body. All open water bodies, such as lakes, ponds, pools, creeks, and streams, within an open space type shall be located at least 20 feet from a property line to allow for pedestrian and bicycle access as well as a landscape area surrounding the water body.
- (5) Ownership. Open Space Types may either be publicly or privately owned.
- (6) Parking Requirements. Parking shall not be required for any Open Space Type, unless a use other than open space is determined by the [Zoning Administrator](#).
- (7) Continuity. Connections to existing or planned trails or open space types shall be made when the open Space abuts an existing or planned trail right-of-way or other civic open space type.

3. Definition of Requirements.

The following further explains or defines the requirements included in Tables 6.2 (1) through 6.8 (1) for each Open Space Type. Refer to each

table for the specific requirements of each Open Space Type.

- (1) Size.
 - (a) Minimum Size. The minimum size of the Open Space Type is measured within the parcel lines of the property.
 - (b) Maximum Size. The maximum size of the Open Space Type is measured within the parcel lines of the property.
 - (c) Minimum Dimension. The minimum length or width of the Open Space Type, as measured along the longest two straight lines intersecting at a right angle defining the maximum length and width of the lot. Refer to Figure 6.1 (1).
- (2) Minimum Percentage of Vehicular Right-of-Way Frontage Required. The minimum percentage of the civic open space perimeter, as measured along the outer parcel line, that shall be located directly adjacent to a vehicular right-of-way, excluding alley frontage. This requirement provides access and visibility to the Open Space.
- (3) Adjacent Parcels. Parcels directly adjacent to as well as directly across the street from an Open Space Type.
 - (a) Districts Permitted on Adjacent Parcels. The zoning districts permitted directly adjacent to, as well as directly across the street from the Open Space Type. Refer to 3.0 for information on Districts.
 - (b) Frontage Orientation of Adjacent Parcels. The preferred orientation of the adjacent parcels' frontages to the civic open space. Front, corner side, side, and rear refers to the property line either adjacent to the Open Space or facing the Open Space across the street.
- (4) Improvements. The following types of development and improvements may be permitted on an Open Space Type.
 - (a) Designated Sports Fields Permitted. Sports fields, ball courts, or structures designated for one or more particular sports including, but not limited to, baseball fields, softball fields, soccer fields, basketball courts, football fields, tennis courts, climbing walls, and skate parks are permitted.
 - (b) Playgrounds Permitted. Playgrounds include a defined area with play structures and equipment typically for children under 12 years of age, such as slides, swings, climbing structures.
 - (c) Fully Enclosed Structures Permitted. Fully enclosed structures may include such uses as park offices, maintenance sheds, community centers, and restrooms.
 - (i) Maximum Area. For some civic open space types, fully enclosed structures are permitted, but limited to a maximum building coverage as a percentage of the open space area.
 - (ii) Semi-Enclosed Structures. Open-air structures, such as gazebos, are permitted in all open space types.
 - (d) Maximum Impervious and Semi-Pervious Surface Permitted. The amounts of impervious and semi-pervious coverage are provided separately to allow an additional amount of semi-pervious surface, such as permeable paving, above the Impervious surfaces permitted, including, but not limited to, parking facilities, driveways, sidewalks, paths, and structures as permitted.

- (e) **Maximum Percentage of Open Water Body.** The maximum amount of area within an Open Space Type that may be covered by an open water body, including, but not limited to, ponds, lakes, and pools.

4. Stormwater in Open Space Types.

Stormwater management practices, such as storage and retention facilities, may be integrated into Open Space Types and utilized to meet stormwater requirements for surrounding parcels.

- (1) **Stormwater Features.** Stormwater features in civic open space may be designed as formal or natural amenities with additional uses other than stormwater management, such as an amphitheater, sports field, or a pond or pool as part of the landscape design. Stormwater features shall not be fenced and shall not impede public use of the land they occupy.
- (2) **Qualified Professional.** A qualified landscape design professional, such as a landscape architect or certified landscape designer, shall be utilized to incorporate stormwater features into the design of the civic open spaces.

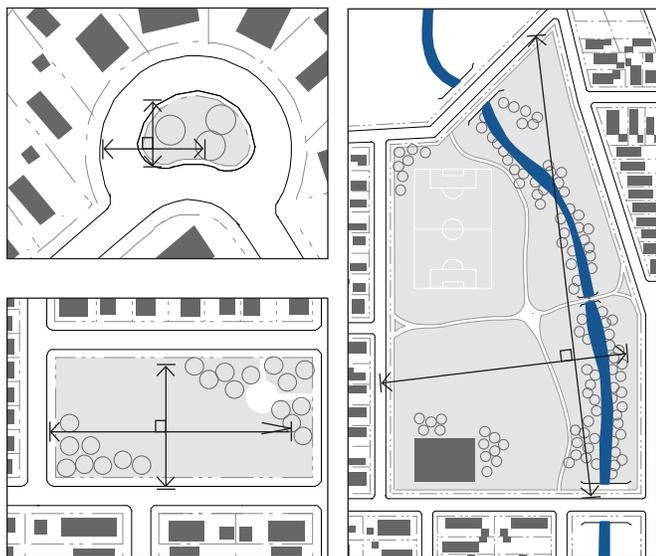


Figure 6.1 (1). Examples of Measuring the Minimum Dimension of Open Space Types.



Figure 6.2 (1). Typical Plaza.

6.2 Plaza.

1. Intent.

To provide a formal Open Space of medium scale to serve as a gathering place for civic, social, and commercial purposes. The Plaza may contain a greater amount of impervious coverage than any other Open Space Type. Special features, such as fountains and public art installations, are encouraged.

2. Plaza Requirements

(1) Dimensions

Minimum Size (acres)	0.01
Maximum Size (acres)	1.5
Minimum Dimension (feet)	50'
Minimum % of Vehicular ROW Frontage Required	50%; 80% building frontage required on non-street frontage

(2) Adjacent Parcels

Permitted Subdistricts	Town Center "Core" Town Center "General" 40th Street "General"
Frontage Orientation of Adjacent Parcels	Front or Corner Side

(3) Improvements

Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Not permitted
Fully Enclosed Structures Permitted	Permitted; maximum 5% of area
Maximum Impervious + Semi-Pervious Surface	minimum: 50% maximum: 80% + 10%
Maximum % of Open Water	50%

(4) Additional Design Requirements

- (a) **Minimum Building Frontage.** At least 80% of the plaza's perimeter that does not front on vehicular right-of-way shall be lined by building frontages.
- (b) **Fully Enclosed Structures Permitted.** Fully enclosed structures are permitted, and are allowed to cover a maximum of 5% of the total area of the plaza.

6.0 Open Space Types

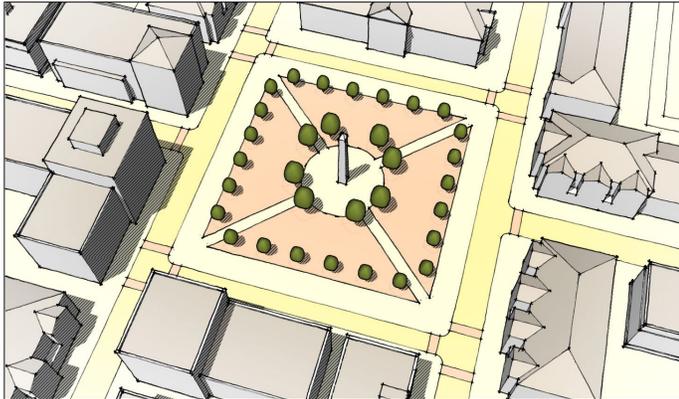


Figure 6.3 (1). Typical Square.

6.3 Square.

1. Intent.

To provide a formal Open Space of medium scale to serve as a gathering place for civic, social, and commercial purposes. Squares are rectilinear in shape and are bordered on all sides by a vehicular right-of-way, which together with building facades creates its definition.

2. Square Requirements	
(1) Dimensions	
Minimum Size (acres)	0.25
Maximum Size (acres)	3
Minimum Dimension (feet)	80'
Minimum % of Vehicular ROW Frontage Required	100%
(2) Adjacent Parcels	
Permitted Districts	Town Center "Core" Town Center "General" 40th Street "General"
Frontage Orientation of Adjacent Parcels	Front or Corner Side
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Not permitted
Fully Enclosed Structures Permitted	Permitted; maximum 5% of area
Maximum Impervious + Semi-Pervious Surface	50% + 20%
Maximum % of Open Water	30%
(4) Additional Design Requirements	

(a) Fully Enclosed Structures Permitted. Fully enclosed structures are permitted, and are allowed to cover a maximum of 5% of the total area of the Square.



Figure 6.4 (1). Typical Green Layout.

6.4 Green.

1. Intent.

To provide informal, medium scale active or passive recreation for neighborhood residents within walking distance, mainly fronted by streets..

2. Green Requirements	
(1) Dimensions	
Minimum Size (acres)	0.50
Maximum Size (acres)	2
Minimum Dimension (feet)	80'
Minimum % of Vehicular ROW Frontage Required	100%; 50% for over 1.25 acres
(2) Adjacent Parcels	
Permitted Districts	All
Frontage Orientation of Adjacent Parcels	Front or Corner Side
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Permitted; maximum 5% of area
Maximum Impervious + Semi-Pervious Surface	20% + 15%
Maximum % of Open Water	30%



Figure 6.5 (1). Typical Commons Layout.



Figure 6.6 (1). Typical Pocket Park Layout.

6.5 Commons.

1. Intent.

To provide an informal, small to medium scale space for active or passive recreation for a limited neighborhood area. Commons are typically internal to a block and tend to serve adjacent residents.

2. Commons Requirements	
(1) Dimensions	
Minimum Size (acres)	0.25
Maximum Size (acres)	1.5
Minimum Dimension (feet)	45'
Minimum % of Vehicular ROW Frontage Required	0%; 2 access points required, minimum width each of 20'
(2) Adjacent Parcels	
Permitted Subdistricts	Town Center "Core" Town Center "General" 40th Street "General"
Frontage Orientation of Adjacent Parcels	Side or Rear
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Not permitted
Maximum Impervious + Semi-Pervious Surface	30% + 10%
Maximum % of Open Water	30%
(4) Additional Design Requirements	

- (a) Access Points. Commons shall have a minimum of two access points from a vehicular right-of-way. Each access point shall have a minimum width of 20 feet.

6.6 Pocket Park Open Space Type.

1. Intent.

To provide small scale, primarily landscaped active or passive recreation and gathering space for neighborhood residents within walking distance.

2. Pocket Park Requirements	
(1) Dimensions	
Minimum Size (acres)	0.10
Maximum Size (acres)	1
Minimum Dimension (feet)	None
Minimum % of Vehicular ROW Frontage Required	15%
(2) Adjacent Parcels	
Permitted Subdistricts	Town Center "Core" Town Center "General" 40th Street "General"
Frontage Orientation of Adjacent Parcels	Any
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Not permitted
Maximum Impervious + Semi-Pervious Surface	30% + 10%
Maximum % of Open Water	30%

6.0 Open Space Types



Figure 6.7 (1). Typical Park.

6.7 Park.

1. Intent.

To provide informal active and passive large-scale recreational amenities to local residents and the greater region. Parks have primarily natural plantings and are frequently created around an existing natural feature such as a water body or stands of trees.

2. Park Requirements

(1) Dimensions	
Minimum Size (acres)	1
Maximum Size (acres)	None
Minimum Dimension (feet)	100'
Minimum % of Vehicular ROW Frontage Required	30%; up to 5 acres; 20% over 5 acres
(2) Adjacent Parcels	
Permitted Subdistricts	Town Center "Core" Town Center "General" 40th Street "General"
Frontage Orientation of Adjacent Parcels	Any
(3) Improvements	
Designated Sports Fields Permitted	Permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Permitted, maximum 5% of area
Maximum Impervious + Semi-Pervious Surface	20% + 10%
Maximum % of Open Water	30%
(4) Additional Design Requirements	

- (1) Vehicular Right-of-Way Frontage of Parks Less Than 5 Acres. At least 30% of the park shall continuously front on a vehicular right-of-way.
- (2) Vehicular Right-of-Way Frontage of Parks Larger Than 5 Acres. At least 20% of the park shall continuously front on a vehicular right-of-way.



Figure 6.8 (1). Typical Greenway.

6.8 Greenway.

1. Intent.

To provide informal, primarily natural linear open spaces that serve to enhance connectivity between open space types and other uses. Greenways are linear open spaces that often follow a natural feature, such as a river, stream, ravine, or man-made feature, such as a vehicular right-of-way. A greenway may border other open space types.

2. Greenway Requirements

(1) Dimensions	
Minimum Size (acres)	1
Maximum Size (acres)	None
Minimum Dimension (feet)	30'; recommended minimum average width 50'
Minimum % of Vehicular ROW Frontage Required	0%; 1 access point required per quarter mile of length, minimum 20' width
(2) Adjacent Parcels	
Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	Any
(3) Improvements	
Designated Sports Fields Permitted	Permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Not permitted
Maximum Impervious + Semi-Pervious Surface	20% + 10%
Maximum % of Open Water	30%

7.0 Landscape

7.0 Landscape

7.1 General Requirements.

1. Intent.

The landscape standards outlined in this section are designed to meet the following set of goals.

- (1) To provide for healthy, long-lived street trees within all public ways to improve the appearance of streets and create a buffer between pedestrian and vehicular travel lanes.
- (2) To increase the compatibility of adjacent uses and minimize the adverse impacts created by adjoining or neighboring uses.
- (3) To promote the prudent use of water and energy resources by achieving and maintaining sustainable, functional landscapes.
- (4) To shade large expanses of pavement and reduce the urban heat island effect.

2. Applicability.

Landscaping, trees, and buffers shall be installed as detailed in this section.

- (1) General Compliance. Application of this section to existing uses shall occur with the following developments.
 - (a) Any development of new or significant improvements to existing parking lots, loading facilities, and driveways. Significant improvements include new driveways, new spaces, new medians, new loading facilities, or complete reorganization of the parking and aisles.
 - (b) Alteration to an existing principal or accessory structure that results in a change of 15% or more in the structure's gross floor area.
 - (c) When compliance is triggered for existing parking lots, landscape improvements shall take precedence over parking requirements.
- (2) Buffers. Landscape buffers are required according to the provisions in this section with the following exceptions.
 - (a) Shared Driveways. Buffers shall not be required along a property line where a curb cut or aisle is shared between two adjoining lots.
 - (b) Points of Access. Buffering is not required at driveways or other points of access to a lot.
- (3) Temporary Uses. These provisions do not apply to temporary uses, unless determined otherwise by the **Zoning Administrator**.
- (4) Street Trees. Refer to section 2.0 Streets for appropriate street tree specifications.

3. Water Efficient Landscaping.

Refer to South Ogden, Utah City Code, Title 10, Chapter 23 for landscape regulations regarding water efficient landscaping.

7.2 Installation of Landscape. [OPTIONAL]

1. Intent.

The following provisions aid in ensuring that all required landscaping is installed and maintained properly.

2. Applicability.

These provisions apply to landscape installation as required by this section.

3. General Installation Requirements.

The installation of landscaping shall adhere to the following standards.

- (1) National Standards. Best management practices and procedures according to the nationally accepted standards shall be practiced.
 - (a) Installation. All landscaping and trees shall be installed in conformance with the practices and procedures established by the most recent edition of the American Standard for Nursery Stock (ANSI Z60.1) as published by the American Association of Nurserymen.
 - (b) Maintenance and Protection. All landscaping and trees shall be maintained according to the most recent edition of the American National Standards Institute, including its provisions on pruning, fertilizing, support systems, lighting protection, and safety.
- (2) Installation. Landscaping shall be fully installed prior to the issuance of a certificate of completeness.
 - (a) If seasonal conditions preclude the complete installation, a cash escrow or irrevocable letter of credit, equal to 1.5 times the installation costs as estimated by a qualified professional.
 - (b) Complete installation is required within nine months of the issuance of the temporary certificate of completeness or occupancy permit or the cash escrow or letter of credit may be forfeited.
- (3) Plant Size Requirements. Plant material shall be sized according to Table 7.2 (1) at the time of installation, unless otherwise noted in this section.
- (4) Condition of Landscape Materials. The landscaping materials used shall be:
 - (a) Healthy and hardy with a good root system.
 - (b) Chosen for its form, texture, color, fruit, pattern of growth, and suitability to local conditions.
 - (c) Tolerant of the natural and man-made environment, including tolerant of drought, wind, salt, and pollution.
 - (d) Appropriate for the conditions of the site, including slope, water table, and soil type.
 - (e) Protected from damage by grates, pavers, or other measures.
 - (f) Plants that will not cause a nuisance or have negative impacts on an adjacent property.
 - (g) Species native or naturalized to the Wasatch Front, whenever possible.
- (5) Compost, Mulch, and Organic Matter. Compost, mulch, and organic matter may be utilized within the soil mix to reduce the need for fertilizers and increase water retention.

- (6) Establishment. All installed plant material shall be fully maintained until established, including watering, fertilization, and replacement as necessary.

4. Ground Plane Vegetation.

All unpaved areas shall be covered by one of the following.

- (1) Planting Beds.
 - (a) Planting beds may include shrubs, ornamental grasses, ground cover, vines, annuals, or perennials.
 - (b) Nonliving materials, such as pine straw, colored gravel, or mulch, are permitted for up to 50% of a bed area.
 - (c) Annual beds must be maintained seasonally, replanting as necessary.
- (2) Grass. Seeded, plugged, or sodded grass may be planted throughout landscaped areas.
 - (a) Grass shall be established within 90 days of planting or the area must be reseeded, replugged, or resodded.

5. Tree Installations.

Refer to the list of permitted tree types, available from South Ogden Parks Division.

- (1) Tree Measurement. New trees shall be measured at six inches above the mean grade of the tree’s trunk when four inch caliper or less and twelve inches for tree trunks above four inches, and noted as caliper inches throughout this ordinance.
- (2) Tree Maintenance. Tree trimming, fertilization, and other similar work shall be performed by or under the management of an ISA certified arborist.
- (3) Species Composition. Trees planted on a site shall be any combination of permitted species with the following exceptions.
 - (a) One genus shall not comprise more than 30% of trees planted on a site.
 - (b) One species shall not comprise more than 10% of trees planted on a site.
 - (c) Exceptions to this provision may be granted by the Zoning Administrator through review of the landscape plan (refer to 10.2.6(3)(x) Landscape Plan).

- (4) Tree Size. All trees to be installed to meet the requirements of this section shall be a minimum of 1.5 inch caliper at the time of installation.
- (5) Tree Spacing.
 - a. Trees shall be planted at least 30 feet and 20 feet apart for large and medium trees, respectively.
 - b. No trees may be planted closer to any curb or sidewalk than as follows unless a permeable surface is provided:

Plant Material Type	Minimum Size
Deciduous Shade/Overstory Tree	
Single Trunk	1.5" caliper
Multi Trunk	10' in height
Evergreen Tree	8' in height
Understory Tree	6' in height
Ornamental Tree	1.5" caliper
Shrubbery - Deciduous	container class 5
Shrubbery - Evergreen	container class 5
Groundcover	3" in height

Table 7.2 (1). Plant Material Size at Installation.

Tree Size	Soil Volume (cubic ft)	Soil Surface Area (sq ft) with 2.5' Soil Depth	Permeable Surface Area Requirement (sq ft)
Very Small	181	72 (approx. 8.5' x 8.5')	25 (5' x 5')
Small	736	294 (approx. 17' x 17')	100 (10' x 10')
Medium	2852	1141 (approx. 34' x 34')	225 (15' x 15')
Large	6532	2681 (approx. 50' x 50')	400 (20' x 20')

Table 7.2 (2). Minimum Recommended Soil Volumes and Permeable Area per Planted Tree.

7.0 Landscape

- (1) Medium trees: three feet.
 - (2) Large trees: four feet.
- (6) Permeable Surface. For each tree preserved or planted, a minimum amount of permeable surface area is recommended, unless otherwise stated in this ordinance.
- (a) At least seventy 70% of the canopy limits of preserved trees should have a permeable surface.
 - (b) Planted trees have a suggested minimum permeable area and soil volume based upon tree size; refer to Table 7.2 (2) for details.
 - (c) Permeable area for one tree cannot count toward that of another tree.
- (7) Structural Soil. When the Soil Surface Area (per Table 7.2 (2)) of a tree will extend below any pavement, structural soil is required underneath that pavement. Structural soil is a medium that can be compacted to pavement design and installation requirements while still permitting root growth. It is a mixture of gap-graded gravels (made of crushed stone), clay loam, and a hydrogel stabilizing agent to keep the mixture from separating. It provides an integrated, root penetrable, high strength pavement system that shifts design away from individual tree pits (source: Cornell University, Urban Horticulture Institute).

6. Irrigation Systems. [OPTIONAL]

Permanent irrigation, beyond establishment, is required and shall adhere to the following standards.

- (1) All irrigation systems shall be designed to minimize the use of water.
- (2) Non residential landscape irrigation shall have an automatic clock-activated permanent system.
- (3) The irrigation system shall provide sufficient coverage to all landscape areas.
- (4) The irrigation system shall not spray or irrigate impervious surfaces, including sidewalks, driveways, streets, and parking and loading areas.
- (5) All systems shall be equipped with a back-flow prevention device.
- (6) All mechanical systems including controllers and back-flow prevention devices shall be properly screened from public view.

7. Maintenance of Landscape. [OPTIONAL]

All landscaping shall be maintained in good condition at all times to ensure a healthy and orderly appearance.

- (1) All required landscape shall be maintained to adhere to all requirements of this ordinance.
- (2) Replacing Unhealthy Landscaping. Unhealthy landscaping shall be replaced with healthy, live plants by the end of the next applicable growing season. This includes all plant material that shows dead branches over a minimum of 25% of the normal branching pattern.
- (3) Maintenance Responsibility. The owner is responsible for the

maintenance, repair, and replacement of all landscaping, screening, and curbing required herein.

- (4) Maintain Quality and Quantity. Maintenance shall preserve at least the same quantity, quality, and screening effectiveness as initially installed.
- (5) Fences and Other Barriers. Fences, walls, and other barriers shall be maintained in good repair and free of rust, flaking paint, graffiti, and broken or damaged parts.
- (6) Tree Topping. Tree topping is not permitted. When necessary, crown reduction thinning or pruning is permitted. Refer to 7.3.4(2) for clear branch height of street trees.
- (7) City Inspection. All landscaped areas regulated by this ordinance may be inspected by the City.

7.3 Street Trees & Streetscape Design.

1. Intent.

To line all new streets with a consistent and appropriate planting of trees, pavement design, and identity to establish tree canopy for environmental benefit and a sense of identity for all new streets.

2. Applicability.

The requirements herein apply to all new development requiring Regulating Plan approval.

3. Streetscape Design Submittal.

A consistent streetscape design shall be submitted for approval for all new streets within the development. At a minimum, the submittal shall include the following:

- (1) Street Trees. Trees meeting the minimum requirements of 7.3.4, below, shall be included in the streetscape design, with details related to tree pits, tree planting to meet the requirements of 7.2.5 Tree Installations.
- (1) Sidewalk Pavement Design. Sidewalk paving materials and pattern shall be set for each street type (refer to 2.0 Street Types).
- (2) Street Furnishings. Benches, seatwalls, planters, planter fences, trash receptacles, and bicycle racks at the least shall be specified and quantities and locations listed for each street type (refer to 2.0 Street Types).
- (3) Landscape Design. Ground plane vegetation shall be designated for any landscape bed areas, planter areas, and tree wells.
- (4) Lighting. Pedestrian and vehicular lighting shall be specified and locations and quantities noted.
- (5) Identity Elements. Any other elements designed to establish the identity of each Street, such as banners, pavement markers, artwork, or signage, shall be included in the streetscape design submittal.

4. Minimum Street Tree Requirements.

The following standards apply to the installation of street trees.

- (1) Exception. Street Trees are not required on Alleys or the Lane Street Types (refer to 2.4 and 2.5 Street Types).
- (2) Clear Branch Height. Minimum clear branch height is six feet; in commercial districts, minimum clear branch height is eight feet.
- (3) Street Tree Type. Medium and large shade trees are permitted to be installed as street trees. Refer to the list of permitted tree types in the South Ogden City Approved Shade Treet List for Park Strip Planting.
- (4) Street Tree Spacing. Street trees shall be planted as follows.
 - (a) Each Lot is required to have one tree for every 40 feet of street frontage with a minimum of one street tree per street frontage.
 - (b) Spacing.
 - (i) Large trees must be spaced a minimum of 30 and a maximum of 60 feet on center.
 - (ii) Medium trees must be spaced a minimum of 20 and a maximum of 40 feet on center.
 - (c) Limited Distance between Curb and Sidewalk. Where the distance from the back of the curb to the edge of the right-of-way or property line is less than nine feet with a sidewalk, Applicant shall work with the **City Urban Forestry Commission** to determine the appropriate tree species.
 - (i) **Zoning Administrator** may waive the street tree requirement in spaces less than nine feet.
- (5) Tree Wells. In commercial districts, where the sidewalk extends from the back of curb to the property line, tree wells shall be utilized.
 - (a) For tree wells adjacent to sidewalks five feet wide or less, open pit is not permitted.
 - (i) The opening must be covered with a tree grate or pervious pavement.
 - (ii) The opening in a tree grate for the trunk must be expandable.

7.0 Landscape

7.4 Frontage Buffer.

1. Intent & Applicability.

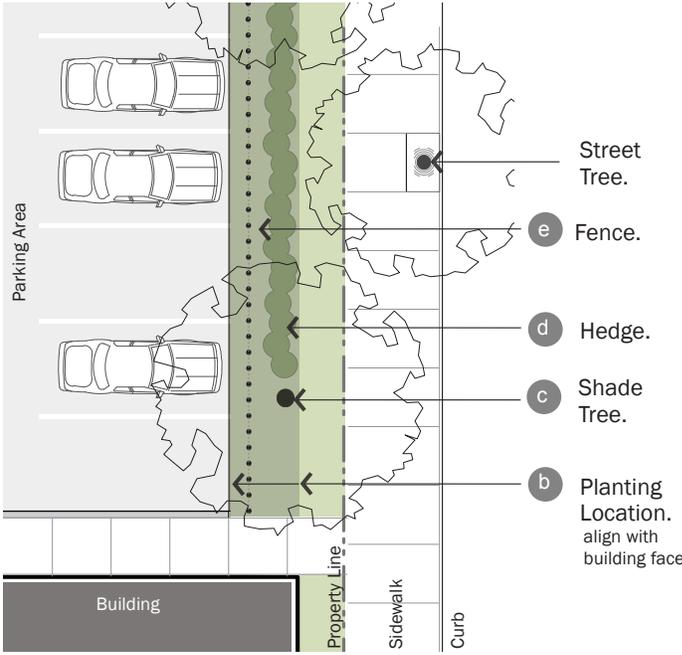
- (1) Intent. To lessen the visual impact of vehicular areas visible from the street.
- (2) General Applicability. Applies to properties in all “Core”, “General”, and “Edge” Districts where a vehicular area is located adjacent to a right-of-way.
 - (a) Exceptions. Vehicular areas along alleys, except when a residential district is located across the alley; Single and two family residences.

7.4 Frontage Buffer Requirements	
1. Buffer Depth & Location ¹	
Depth	7' (a)
Location on the Site	Between street facing property line and parking area ² (b)
2. Buffer Landscape Requirements	
Uses & Materials	Uses and materials other than those indicated are prohibited in the buffer
Shade Trees	Medium or large shade tree required at least every 40'; Locate on the street side of the fence; Spacing should alternate with street trees (c)
Hedge	Required continuous hedge on street side of fence, between shade trees & in front of vehicular areas (d)
Hedge Composition	Individual shrubs with a minimum width of 24", spaced no more than 36" on center, height maintained no more than 48".
Existing Vegetation	May be credited toward buffer area
3. Fence (e)	
Location	2' from back of curb of vehicular area
Materials	Composites, steel, wood, or colored PVC; Masonry columns (maximum width 2'6") and base (maximum 18" height) permitted
Minimum Height	3'
Maximum Height	4'
Colors	No bright or white colors
Opacity	Minimum 30%; Maximum 60%
Gate/Opening	One gate permitted per street frontage; Opening width maximum 6'

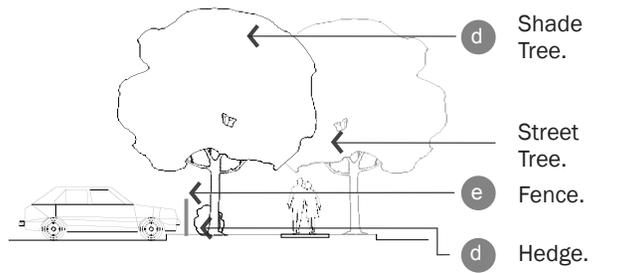
Notes:

¹ This screening requirement does not prohibit the installation of or provision for openings necessary for allowable access drives and walkways connecting to the public sidewalk.

² In front, corner, and rear yards (on a through lot), when the parking area is located adjacent to any building on the lot, the buffer must be located so that it aligns with or is behind the face of the adjacent building back to the vehicular area. The area between the buffer and the property line must be landscaped.



Front Buffer Plan.



Front Buffer Section.

Figure 7.4 (1). Frontage Buffer Plan and Section.

7.5 Side & Rear Buffer.

1. Intent & Applicability.

- (1) Intent. To minimize the impact that one zoning district may have on a neighboring district and to provide a transition between districts.
- (2) General Applicability. Applies to all directly adjoining properties in all "Core", "General", and "Edge" Districts.

7.5 Side & Rear Buffer Requirements	
1. Buffer Depth & Location	
Depth	Varies based on the zoning district of the lot and the adjacent lot; see Table 7.5 (1). a
Location on the Site	Locate buffers on more intensively zoned lot; Buffer is measured from side and rear property lines.
2. Required Landscape Screen	
Width	5' landscape screen in addition to any other buffer landscaping b
Location	Directly adjacent to the rear or side property line
Hedge	Continuous double row of shrubs required between shade trees c
Hedge Composition	Double row of individual shrubs with a minimum width of 24", spaced no more than 36" on center; Mature height in one year of 24"
Hedge Frequency	Minimum of 15 shrubs per 100' of property line is required
Shade Trees	At least 1 medium or large shade tree per every 40' within the buffer d
3. Buffer Landscape Requirements	
Uses and Materials	Uses and materials other than those indicated are prohibited within the buffer
Tree Canopy Coverage	1 medium or large shade tree required per 2,000 square feet of buffer, excluding the area within the required landscape screen
Existing Vegetation	May be credited toward buffer area

Notes:

¹ **Zoning Administrator** may reduce width of buffer, width of landscape screen, or location of landscape screen based on existing landscaping and topography.

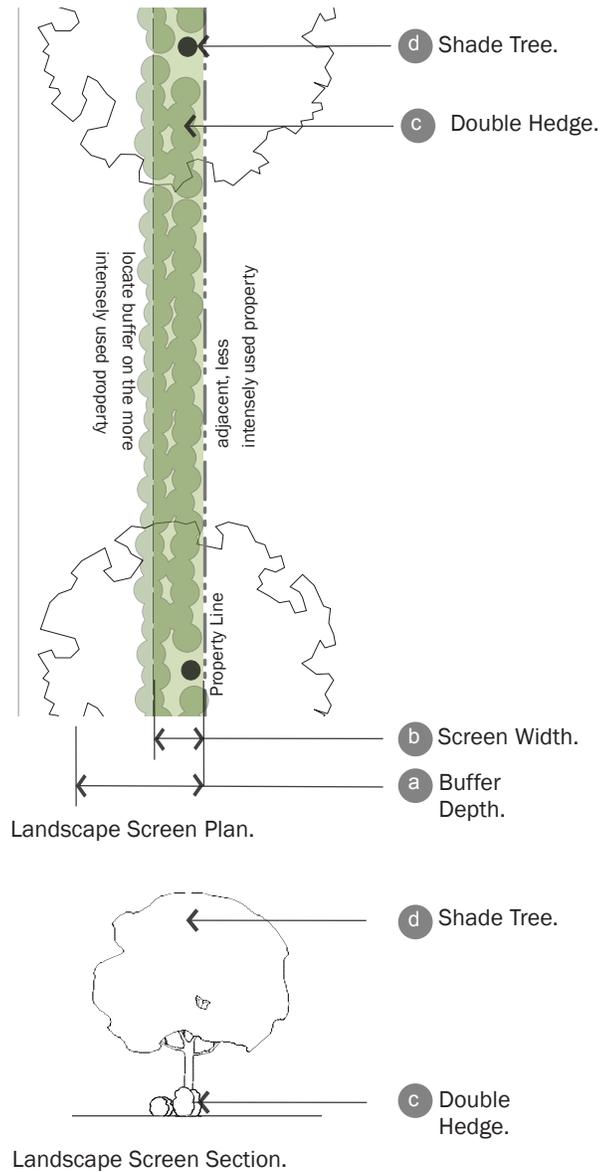


Figure 7.5 (1). Landscape Screen within Light Side & Rear Buffer.

Buffer Requirements between Districts			
	Buffer Required by these Districts		
	Core	General	Edge
Core	not required	not required	not required
General	not required	not required	not required
Edge	5'	5'	not required
any existing single family	20'	10'	not required

Table 7.5 (1). Side & Rear Buffer Requirements between District.

7.0 Landscape

7.6 Interior Parking Lot Landscape.

1. Intent & Applicability.

- (1) Intent. To provide shade, minimize paving & associated stormwater runoff, & improve the aesthetic look of parking lots.
- (2) General Applicability. All open-air, off-street parking lots in all "Core", "General", and "Edge" Districts.
- (3) Other Internal Parking Lot Areas. Internal areas not dedicated to parking or drives shall be landscaped with a minimum of one medium or large shade tree for the first 150 square feet and one medium or large shade tree for every 650' thereafter.
- (4) Existing Vegetation. Existing vegetation may be credited toward these requirements.

7.6 Interior Parking Lot Landscape Requirements

1. Landscape Island Requirements a

Required Island Locations	Terminal ends ² of free standing rows or bays of parking; After every ninth parking space for rows of parking greater than 8 spaces in length ³	b
Minimum Width	5'; Islands less than 15' must utilize structural soil under any paved surface within a tree's critical root zone; Islands under 9' must install an aeration system and utilize permeable pavement	
Required Trees Within Islands	Minimum of 1 medium or large shade tree per island	c

2. Landscape Median Requirements d

Required Median Location	Required in each free-standing bay of parking along the length of the bay
Minimum Width	5'; Medians less than 15' must utilize structural soil under any paved surface within a tree's critical root zone; Islands under 9' must install an aeration system and utilize permeable pavement

3. Tree Requirements

Requirements per Parking Space ⁴	Each parking space must be located within 50' of a tree planted within parking lot interior Minimum of 1 shade tree must be planted within parking lot interior or within 4' of parking lot's edge for every 3 parking spaces
Tree Shade Goal	Within 20 years of tree installation, 30% of the interior of the parking lot should be shaded by tree canopy. Refer to Table 7.6 (1) for calculation.

¹ Parking lot interior is defined as the area dedicated to parking on a given parcel as measured from edge of pavement to edge of pavement.
² Freestanding rows or bays of parking are those not abutting the parking lot perimeter or building face, and may have a single or double row of parking.
³ There shall be no more than 8 continuous parking spaces in a row without a landscape island.
⁴ Trees within a designated buffer area may not be utilized to meet these requirements

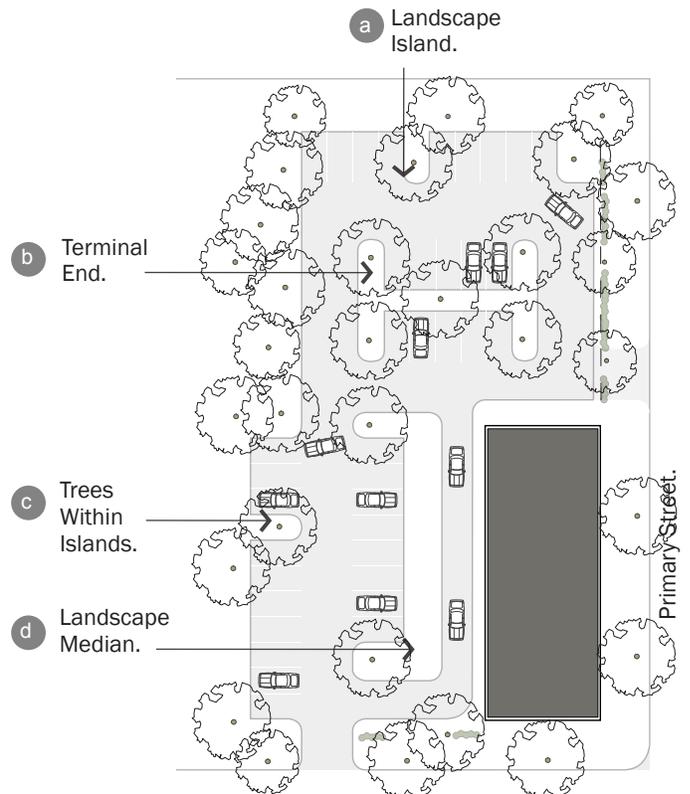


Figure 7.6 (1). Interior Parking Lot Landscaping.

Tree Size	Estimated Canopy at Maturity (sq ft)	Estimated Height at Maturity (ft)
Very Small	150	under 15'
Small	400	15'-25'
Medium	900	25'-40'
Large	1600	40'+

Table 7.6 (1). Estimated Canopy and Height at Maturity.

7.7 Active Frontage Buffer. [OPTIONAL]

1. Intent & Applicability

- (1) Intent. To continue the street wall of adjacent facades.
- (2) General Applicability. Applies to non-vehicular outdoor sites all in all "Core", "General", and "Edge" Districts. For vehicular areas, refer to the 7.4 Frontage Buffer.

7.7 Active Frontage Requirements

1. Frontage Location

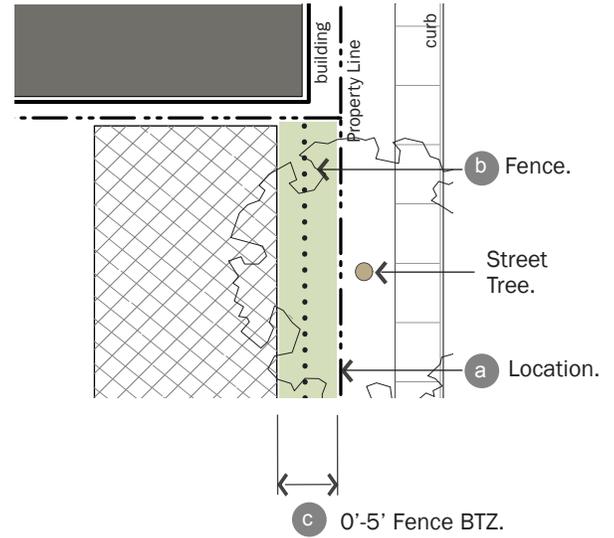
Location on the Site	Required adjacent to dining patio or display area
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2. Required Fence

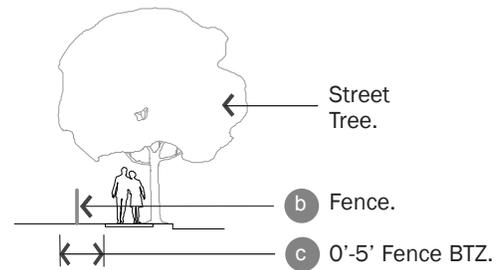
Location	Between 0' and 5' from the front and corner side property lines; Only required in front of patio/display area	a
Materials	Steel or colored PVC; Masonry base or columns permitted	b
Minimum Height	3'	c
Maximum Height	4'	
Opacity	Minimum 30%; Maximum 60% ¹	
Gate/Opening	One gate permitted per street frontage; Opening width maximum 6'	

Notes:

¹ Fence may be solid if 42" or less in height



Active Frontage Plan.



Active Frontage Section.

Figure 7.7 (1). Active Frontage.

7.0 Landscape

7.8 Screening of Open Storage, Refuse Areas, and Utility Appurtenances.

1. Intent & Applicability.

- (1) Intent. To reduce the visibility of open storage, refuse areas, and utility appurtenances from public areas and adjacent properties.
- (2) General Applicability. All dumpsters, open storage, refuse areas, and utility appurtenances in all "Core", "General", and "Edge" Districts.

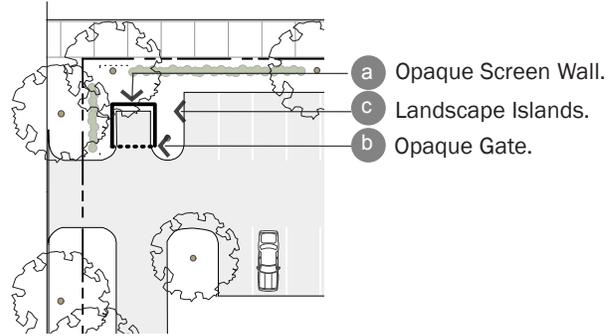


Figure 7.8 (1). Screening of Open Storage & Refuse Areas.

7.8 Screening of Open Storage, Refuse Areas, & Utility Appurtenances

1. Open Storage & Refuse Area Screening Requirements

Location on the Site	Not permitted in front or corner side yards
Opaque Screen Wall ¹	Required around 3 sides of the dumpster and trash bin area a
Screen Wall Height	Height shall be the higher of the following: 1. 6' 2. Height of use to be screened 3. Height as determined by City to accomplish objective of the screen
Visible Openings	Openings visible from the public way or adjacent properties must be furnished with opaque gates b
Landscape Requirement	If refuse area is located within larger paved area, such as a parking lot, landscape islands must be located on 3 sides of the area, with at least 1 medium or large shade tree in at least 1 of the landscape areas ² c

2. Utility Appurtenance Screening Requirements

Large Private Mechanical Equipment ³	Shall be fenced with opaque wood or brick-faced masonry on all sides facing right-of-way
Small Private Mechanical Equipment ⁴	Shall have landscape screening and a shrub bed containing shrubs spaced no more than 36" on center

Notes:

¹ Vertical structured barrier to visibility at all times such as a fence or wall

² This tree, if located within 50' of a parking space, may be utilized to meet the minimum shade requirements

³ Large private mechanical equipment is equal to or greater than 4' in height-

⁴ Small private mechanical equipment is smaller than 4' in height

8.0 Parking

8.0 Parking

8.1 General Requirements.

1. Intent.

The following provisions are established to accomplish the following:

- (1) Ensure an appropriate level of vehicle parking, loading, and storage to support a variety of land uses.
- (2) Provide appropriate site design standards to mitigate the impacts of parking lots on adjacent land uses and zoning districts.
- (3) Provide specifications for vehicular site access.

2. Applicability.

This section shall apply to all new development and changes in use or intensity of use for existing development, in any subdistrict.

- (1) Compliance. Compliance with the standards outlined shall be attained in the following circumstances:
 - (a) Development of all new parking facilities, loading facilities, and driveways.
 - (b) Improvements to existing parking facilities, loading facilities, and driveways, including reconfiguration, enlargement, or the addition of curbs, walkways, fencing, or landscape installation.
 - (c) Change in use requiring a change in the amount of parking.
- (2) Damage or Destruction. When a use that has been damaged or destroyed by fire, collapse, explosion, or other cause is reestablished, any associated off-street parking spaces or loading facilities must be reestablished based on the requirements of this section.
- (3) Site Plan Approval Required. Parking quantities and parking design and layout shall be approved through the Site Plan Approval process. Refer to 10.2.6 Site Plan Approval for more information.

8.2 Parking Requirements.

1. General Requirements for Parking.

Off-street parking spaces shall be provided in conformance with Tables 8.2 (1) Required Vehicular Parking and 8.2 (2) Bicycle Parking.

- (1) Required Accessible Parking. Parking facilities accessible for persons with disabilities shall be in compliance with or better than the standards detailed in the state Accessibility Code, including quantity, size, location, and accessibility.
- (2) Requirements for Unlisted Uses. Upon receiving a site plan approval, occupancy certificate, or other permit application for a use not specifically addressed in this section, the **Zoning Administrator** is authorized to apply off-street parking standards specified for the Use deemed most similar to the proposed Use. In instances where an equivalent may not be clearly determined, the Zoning Administrator may require the applicant to submit a parking study or other evidence that will help determine the appropriate requirements.

- (3) Private Off-Premises Parking. Where private off-site parking facilities are approved, such facilities shall be in the same possession as the zoning lot occupied by the building or use to which the parking facilities are accessory
 - (a) Such possession may be either by deed or lease, guaranteeing availability of the parking commensurate with the use served by the parking.
 - (b) The agreement providing for the use of off-site parking, executed by the parties involved, shall be in a form approved by the City Attorney and filed with the **Zoning Administrator**.
 - (c) The deed or lease shall require the owner to maintain the required number of parking facilities for the duration of the use served or of the deed or lease, whichever shall terminate sooner.
 - (d) Location Parking. Any off-premise parking must be within 1,300 feet from the entrance of the use to the closest parking space measured along a dedicated pedestrian path.
- (5) Tandem Parking. Tandem parking is permitted with approval of the **Zoning Administrator** through the site plan review process.

2. Required Vehicular and Bicycle Parking.

Tables 8.2 (1) and 8.2 (2) outline the required vehicular and bicycle parking requirements.

- (1) Organized by Use. The parking requirements are organized by use, in a similar fashion to Table 4.1 (1) Use Table in 4.0 Uses.
 - (a) Parking rates are provided for general use categories; these numbers are applicable for all of the uses within these categories.
 - (b) If a specific use requires a different parking rate than its use category, it is also listed in Tables 8.2 (1) and 8.2 (2) Required Vehicular and Bicycle Parking.
- (2) Vehicular Spaces Required. The vehicular spaces required column indicates the required off-street parking ratio, which may be subject to credits and other reductions and a maximum number, as are detailed in this section.
- (3) Maximum Allowable Vehicular Spaces. When a use requires more than 20 spaces, it is not permitted to provide greater than 20% over the minimum parking requirement.
 - (a) For those uses with no requirements, the maximum number of spaces required should be no more than the next level up of that use. For example, for Neighborhood Retail, the number of spaces should be no more than the requirements for General Retail.
- (4) Required Bicycle Parking. The Required Bicycle Parking Table 8.2 (2) indicates the minimum bicycle parking ratio for a given use.
- (5) Computation. Off-street parking spaces shall be calculated using the following information.
 - (a) Area Measurements. The following units of measurements shall be utilized to calculate parking requirements.

Use	Required Vehicle Space
Residential	
Single Family, all sizes, or Multifamily, 1 Bedroom	1.5 / Dwelling Unit
Multifamily, 2 Bedrooms	2 / Dwelling Unit
Multifamily, 3 or 3+ Bedrooms	2 / Dwelling Unit
Hotel & Inn	1 / Room & 1 / 200 sq.ft. Office and Dining Room
Residential Care	.33 / Unit & .66 / Employee
Civic/Institutional	
Assembly	1 / 5 Seats
Transit Station	Per Zoning Administrator
Hospital	.20 / Bed & .66 / Employee
Library / Museum / Post Office (no distribution)	1 / 600 sq. ft.
Police & Fire	Per Zoning Administrator
Post Office (distribution)	1 / 400 sq. ft.
School: Pre K to Jr. High	1 / Classroom & 1 / 200 sq. ft Office
School: High School, Higher Education	1 / Classroom, 1 / 200 sq. ft Office, & .17 / Student
Retail	
Neighborhood Retail	1 / 300 sf
General Retail	1/ 300 (500?) sf
Outdoor Sales Lot	1 / 250 sq. ft. of Sales Area, with 1 / 10 Vehicle Display
Service	
Neighborhood Service	1/ 250 sf
General Service	1/ 250 sf
Eating & Drinking Establishments	1.0 / 3 seats + 1/3 number of employees
Vehicle Services	2 / Service Bay & 1 / 200 sq.ft of retail
Office & Industrial	
Neighborhood, General Office	1 / 200 (300?) sf
Craftsman Industrial	1 / 1,000 sq. ft. of Production Space & 1 / 500 sq. ft. of Retail Space
Open Space & Recreation	
Open Space & Recreation	Per Zoning Administrator

Table 8.2 (1). Required Off-Street Vehicular Parking.

Use	Bicycle Spaces
Multifamily	Minimum 2 spaces or .05 spaces / bedroom, whichever is greater
Civic/Institutional	Minimum 2 spaces, 1 / additional 10,000 sf
Retail	Minimum 2 spaces, 1 / additional 5,000 sf
Services	Minimum 2 spaces, 1 / additional 5,000 sf
Office	Minimum 2 spaces, 1 / additional 10,000 sf
Open Space	Per Zoning Administrator

Table 8.2 (2). Required Bicycle Parking.

8.0 Parking

- (i) Dwelling Unit. Parking standards for residential buildings shall be computed using dwelling unit as the unit of measure, unless otherwise stated.
 - (ii) Gross Square Footage. Unless otherwise expressly stated, parking standards for non-residential Uses shall be computed on the basis of gross floor area in square feet.
 - (iii) Occupancy- or Capacity-Based Measurements. Parking spaces required per available seat or per employee, student, or occupant shall be based on the greatest number of persons on the largest shift, the maximum number of students enrolled, or the maximum fire-rated capacity, whichever measurement is applicable.
 - (iv) Bench Seating. For uses in which users occupy benches, pews, or other similar seating facilities, each 24 inches of such seating shall be counted as one seat.
- (b) Fractions. When computation of the number of required off-street parking spaces results in a fractional number, any result of 0.5 or more shall be rounded up to the next consecutive whole number. Any fractional result of less than 0.5 may be rounded down to the previous consecutive whole number.
- (c) Multiple Uses on a Lot. When there are multiple uses on a lot, required spaces shall be calculated as an amount equal to the total requirements for all uses on the lot, unless the uses qualify for shared, cooperative, or other credits to reduce parking. (Refer to 8.2 (3) and 8.2 (4), below.)

3. Multiple Use Reductions.

The following reductions may be taken for multiple non-residential uses.

- (1) Shared Vehicular Parking. An arrangement in which two or more non-residential uses with different peak parking demands use the same off-street parking spaces to meet their off-street parking requirements.
- (a) General Provisions. Through review of the site plan the **Zoning Administrator** may permit up to 100% of the parking required for a daytime use to be supplied by the off-street parking spaces provided for a nighttime or Sunday use and vice versa.
 - (b) Approval. In order to approve a shared parking arrangement, the **Zoning Administrator** must find, based on competent evidence provided by the applicant, that there is no substantial conflict in the principal operating hours of the uses for which the sharing of parking is proposed.
 - (c) Description of Uses with Weekday, Nighttime, and Sunday Peak Parking.
 - (i) The following uses are considered predominantly weekday uses: office and industrial uses and other similar uses as authorized by the **Zoning Administrator**.
 - (ii) The following uses are typically considered predominantly nighttime or Sunday uses: eating and drinking establishments, assembly uses, and other similar uses with peak activity at night or on Sundays,

as authorized by the **Zoning Administrator**.

- (2) Cooperative Vehicular Parking. When two or more categories of non-single family residential uses share a parking lot and are located on the same lot or adjacent lots, the following applies:
- (a) General Provisions. Cooperative parking will be approved in accordance with the following. Refer to Table 8.2 (3).
 - (i) For each applicable land use category, calculate the number of spaces required as if it were the only use. Refer to Table 8.2 (1).
 - (ii) Use the figures for each individual land use to calculate the number of spaces required for that use for each time period specified in Table 8.2 (3). This table establishes six time periods per use.
 - (iii) For each time period, add the number of spaces required for all applicable land uses to obtain a grand total for each of the six time periods.
 - (iv) Select the time period with the highest total parking requirement and use that as the total number of parking spaces required and use that as the total number of parking spaces required for the site on a share parking basis.
 - (b) Uses in Different Buildings. Through review of the site plan the **Zoning Administrator** may approve the cooperative agreement if any of the uses are not located in the same structure or building.
 - (c) Location of Cooperative Parking. Any cooperative parking must be within 660 feet from the entrance of the use to the closest parking space within the cooperative parking lot, measured along a dedicated pedestrian path.
 - (d) Off-Site Cooperative Parking Agreement. An agreement approved by the **City/County** Attorney providing for cooperative use of off-site parking spaces, executed by the parties involved, shall be reviewed by the Zoning Administrator during review of the site plan.
 - (i) Off-site cooperative parking arrangements shall continue in effect only as long as the agreement remains in force.
 - (ii) If the agreement is no longer in force, then parking must be provided as otherwise required in this section.

4. Parking Credits.

Vehicular parking standards in Table 8.2 (1) may be reduced by achieving one or all of the following credits.

- (1) On-Street Parking Credit. For all non-residential uses, on-street parking spaces that meet the following shall be credited one for one against the parking requirement.
- (a) Spaces shall be designated on-street parking available 24 hours of every day.
 - (b) On-street space must be located adjacent to the property line.
- (2) Public Parking Credit. For all non-residential uses, public parking spaces located within 660 feet of any property line may be credited against the parking requirement at a rate of

one credit for every three public parking spaces.

- (3) **Transit Credit.** For all uses, vehicular parking requirements may be reduced with proximity to any commuter rail station or transit line with up to 15 minutes headways. Proximity is measured along a walking path from any point along the property line to the platform or transit stop.
 - (a) Within 400 feet. A reduction of 15% of the required off-street parking.
 - (b) Within 800 feet. A reduction of 10% of the required off-street parking.
- (4) **Car-Share Parking Credit.** The vehicular parking requirements can be reduced with the inclusion of car-share parking spaces as follows.
 - (a) Per each car-share parking space provided, required parking spaces shall be reduced by four spaces.
 - (b) Required parking spaces may be reduced up to 40%.
 - (c) Approval. Applicant must provide documentation of an agreement with a car-share company. If this agreement should terminate at any point, applicant shall be required to provide parking as otherwise required herein.
- (5) **Other Parking Reductions.** Additional reductions may be approved by the **Zoning Administrator** with the submittal of a parking study illustrating the reduction.

Use Category	Weekdays			Weekends		
	Midnight-7:00 am	7:00 am-6:00 pm	6:00 pm-Midnight	Midnight-7:00 am	7:00 am-6:00 pm	6:00 pm-Midnight
Residential	100%	50%	80%	100%	80%	80%
Retail & Service	5%	100%	80%	5%	100%	60%
Hotel & Inn	100%	65%	100%	100%	65%	100%
Place of Worship	0%	30%	50%	0%	100%	75%
Eating & Drinking Establishment	50%	70%	100%	70%	60%	100%
Office	5%	100%	5%	5%	5%	5%
Theater / Entertainment	5%	30%	100%	5%	80%	100%

Table 8.2 (3). Cooperative or Shared Vehicular Parking Spaces.

8.0 Parking

8.3 Parking Design Standards.

1. Vehicular Off-Street Parking Lots. [OPTIONAL]

The design or redesign of all off-street parking facilities shall be subject to the site plan approval procedure.

- (1) Vehicular Parking Space Dimensions. The appropriate dimensions for parking spaces are outlined in Table 8.3 (1) Parking Space Dimensions and Figure 8.3 (1) Parking Lot Layout.
 - (a) The width of a parking space shall be measured from the center of a stripe.
 - (b) Each space shall have a vertical clearance of at least seven feet.
- (2) Wheel Stops. Install wheel stops or bumper guards when parking is adjacent to a pedestrian pathway to limit vehicle overhang that reduces the sidewalk width. Such stops or guards shall be properly anchored or secured.

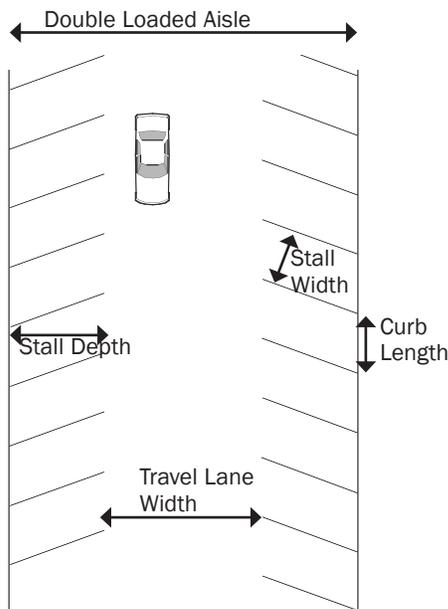


Figure 8.3 (1). Parking Lot Layout.

- (3) Location of Parking. Refer to 5.0 Building Type Standards for information on the location of parking facilities.
- (4) Access. All off-street parking and loading facilities shall open directly onto an aisle, alley, or driveway designed to provide safe access to such facilities. Exceptions include:
 - (a) Tandem Parking. No more than two spaces may be included in a tandem parking spot, and the rear space must meet the access requirement.
 - (b) Parking Lifts. The lift exit shall meet the access requirement.
- (5) Edge of Lot and Drives. All curb and gutter shall be located a minimum of 3 feet from any adjacent property line or right-of-way.
- (6) Slopes. All parking and driveway or sidewalk access shall meet the requirements of the Utah Accessibility Code.
- (7) Landscape Screening. All parking areas shall meet the requirements of in 7.0 Landscape Standards.
- (8) Landscape Areas. Areas not used specifically for sidewalks,

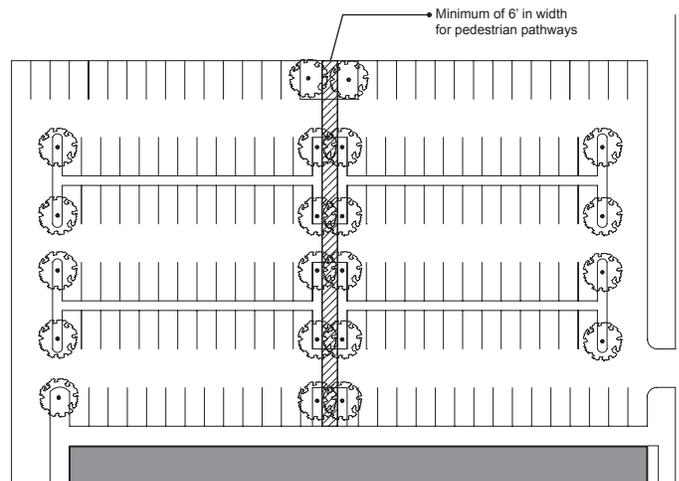


Figure 8.3 (2). Parking Lot Pedestrian Walkway.

Angle (degrees)	Curb Length (feet)	Stall Width (feet)	Stall Depth (feet)	Travel Lane Width: One-Way (feet)	Travel Lane Width: Two-Way (feet)
0	20	7	-	12	20
45	12	8.5	17	12	20
60	10	8.5	18	18	20
90	9	8.5	18 ¹	22	22

Note
¹ Stall depth may be reduced 2' when stall directly abuts an interior parking lot median that includes an additional area beyond the minimum width outlined in 6.14.3, permitting the overhang of the adjacent parked vehicle's front bumper.

Table 8.3 (1). Parking Space Dimensions.

parking spaces, driving aisles, loading, or refuse shall not be paved. Areas striped with diagonal striped islands are not permitted.

- (9) Pavement Construction. All parking and driveways shall be constructed using asphalt, concrete, pavers, or other semi-pervious material approved by the **Zoning Administrator**. One of the following shall be met:
- Paving materials with a solar reflectance index (SRI) of at least 29.
 - Pervious pavement material, such as permeable asphalt, permeable concrete, or permeable pavers.
 - Recycled content of 15% or more.
- (10) Illumination. All off-street parking lots or parking structures shall provide a level of illumination at any point in the parking lot or structure not less than one foot-candle measured at the pavement. All lighting shall be shielded or otherwise optically controlled to provide glare-less illumination and limit trespass on adjacent properties.

2. Pedestrian Access. [CONSIDER]

All parking lots with two or more double-loaded aisles shall provide internal pedestrian pathway(s) within the parking area and outside of the parking drive aisle.

- Dimension. The pathway shall be a minimum of six feet in width.
- Quantity. One pathway is required for every three double loaded aisles.
- Location. The pathway shall be centrally located within the parking area to serve a maximum number of parking stalls.
 - Pathways shall provide direct connections to the principal structure(s) entrances from the spaces furthest from the entrance.
 - At least one pathway shall provide a direct connection between adjacent vehicular rights-of-way and/or trails and the principal structure's entrance.
- Pathway Delineation. Pedestrian pathways should be clearly marked with striping or through the use of alternative materials, such as pavers. Refer to Figure 8.3 (2).

3. Bicycle Parking Design. [RECOMMENDED]

Bicycle parking (refer to Table 8.2 (2) Required Bicycle Parking for quantity required) shall be designed and located as follows.

- Dimensions.
 - Required bicycle parking spaces shall have minimum dimensions of two feet in width and six feet in length.
 - An aisle a minimum of five feet wide shall be provided behind bicycle parking facilities to allow for maneuvering.
 - A minimum of two feet shall be provided beside each parked bicycle to allows access. This access may be shared by adjacent bicycles.
 - Racks shall be installed a minimum of two feet from any wall or other obstruction.
- Location. Bicycle parking should be located within 50 feet of the entrance of the use.
 - Indoor or outdoor spaces are permitted, provided they are located on the lot with which they are associated.
 - Spaces located within individual dwelling units may not be counted toward bicycle parking requirements.
 - Bicycle parking facilities shall be separated from vehicular parking areas to protect parked bicycles from damage. The separation may be accomplished through grade separation, distance or physical barrier, such as curbs, wheel stops, poles or other similar features.
- Racks and Structures. Racks and structures shall be provided for each unprotected parking space, and shall be designed to accommodate both chain and U-shaped locking devices supporting the bicycle frame at two points.
- Bicycle Storage. In multifamily or office uses bicycle storage shall be lockable and enclosed.
- Surface. The parking surface shall be designed and maintained to be mud and dust free. The use of rock or gravel areas for bicycle parking is permitted provided that edging materials, so that the bicycle parking area is clearly demarcated and the rock material is contained.
- Signage. If required bicycle parking for public use is not visible from the street, signs must be posted indicating their location.
- Maintenance and Lighting. Areas used for required bicycle parking must be well-lit with acceptable drainage to be reasonably free of mud and standing water. Accessory off-street parking for bicycles shall include provision for secure storage of bicycles. Such facilities shall provide lockable enclosed lockers or racks or equivalent structures in or upon which a bicycle may be locked by the user.
- Shower Facilities. Office and manufacturing uses with more than 50 employees shall provide shower and changing room facilities.
- Long Term Parking. For multifamily residential uses, half of the bicycle parking spaces should be provided as long term parking, safe and secure from vandalism and theft, and protected from the elements.

8.0 Parking

8.4 Loading Requirements. [OPTIONAL]

1. General Requirements.

All loading facilities shall adhere to the following requirements, unless otherwise approved during Site Plan Approval (refer to Section 10.2.6).

- (1) Use of Off-Street Loading Areas. Space allocated to any off-street loading use shall not be used to satisfy the space requirements for any off-street parking facilities or portions thereof.
- (2) Location. Unless otherwise specified, all required loading facilities shall be located on the same lot as the use to be served. No loading space shall block or project into a street, alley, access drive, or parking area.
- (3) Building Frontage. Loading facilities shall be located per 5.0 Building Type requirements.
- (3) Access. Loading facilities shall have clear access onto an alley or be connected to an alley or street via a driveway.
 - (a) Direct access to a public way, other than an alley, is prohibited.
 - (b) Each required off-street loading space shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement.

2. Loading Requirements.

All uses except in the residential and lodging, open space, and civic and institutional categories shall provide off-street loading spaces in compliance with Table 8.4 (1) Required Loading Facilities.

3. Computation.

Loading facilities shall be calculated using the following information.

- (1) Gross Square Footage. Unless otherwise expressly stated, loading standards for non-residential buildings shall be computed on the basis of gross floor area in square feet.
- (2) Fractions. When computation of the number of required off-street loading spaces results in a fractional number, any result of 0.5 or more shall be rounded up to the next consecutive whole number. Any fractional result of less than 0.5 may be rounded down to the previous consecutive whole number.

Gross Floor Area (sq. ft.)	Loading Spaces Required
Under 5,000	0
5,000 to 20,000	1
20,001 to 40,000	2
40,001 to 70,000	3
70,001 to 100,000	4
100,001+	4 + 1 for each 100,000 over 100,001

Table 8.4 (1). Required Loading Facilities.

- (3) Shared or Central Loading Facilities. Shared or central loading facilities are permitted if the following conditions are met.
 - (a) Each zoning lot served shall have direct access to the central loading area without crossing streets or alleys.
 - (b) Total off-street loading spaces provided shall meet the minimum requirements herein specified, based on the sum of the several types of uses served unless reviewed and approved by the Zoning Administrator through site plan review.
 - (c) No zoning lot served shall be more than 500 feet from the central loading area.

4. Dimensions.

A standard off-street loading space shall be a minimum of ten feet in width by 26 feet in length and an oversized loading space shall be a minimum of 12 in width and 40 feet in length, exclusive of aisle and maneuvering space and shall have a minimum vertical clearance of 15 feet.

5. Pavement Materials.

Refer to in the City Code for details. One of the following shall also be met.

- (1) Paving materials with a solar reflectance index (SRI) of at least 29.
- (2) Pervious pavement.
- (3) Recycled content of 15% or more.

8.5 Site Access and Driveways. [RECOMMENDED]

1. General Requirements.

These standards shall supplement the provisions for access provided in 5.0 Building Type Standards. Each driveway providing site access from a street, alley, or other vehicular right-of-way shall be designed, constructed, and permanently maintained as follows.

2. Quantity of Driveways.

The number of driveways permitted for each Building Type is located in 5.0 Building Type Standards.

3. Dimensions and Design.

- (1) Driveway Width at Property Line. All driveways shall have a maximum width of 22 feet as measured at the property line (Figure 8.5 (1) Driveway Width) except as stated below.
 - (a) Residential Building Types. Driveways constructed in residential districts shall have a maximum width of 11 feet when crossing the front or corner property line.
 - (c) Maximum width for one-way driveways is 12 feet at the property line.
- (2) Maximum Width. When a garage door is located on the front facade of the structure, the driveway shall be no more than two feet wider than the garage door at any location.

- (3) Shared Access. When possible, adjacent developments should share points of access to minimize impervious surface.
 - (a) Shared Driveway Width. When access is shared between three or more non-residential users, a dedicated turn lane may be constructed, allowing an increase in the maximum driveway width from 22 feet to 32 feet provided that:
 - (i) A traffic impact study states its necessity.
 - (ii) Access must be onto a Connector (refer to 2.7), Avenue (refer to 2.8), or Boulevard (refer to 2.9).
- (4) Sidewalk Pavement. Sidewalk pavement elevation, width, design, scoring, material, and design shall extend continuously over the driveway pavement with the intent of prioritizing the sidewalk path over the driveway. If the driveway and sidewalk are of the same material, the sidewalk path shall be scored or designated linearly over the driveway.

4. Location.

Specific location information can be found in 5.0 Building Type Standards. Refer to Figure 8.5 (1)

- (1) Driveways accessing rear yard garages are permitted within the side or rear yard setback, no closer than two feet from a side or rear property line, unless the driveway is shared. .
- (2) Driveways shall not be closer than 25 feet from the intersection of two streets (corner), unless otherwise stated in 5.0 Building Type Standards.

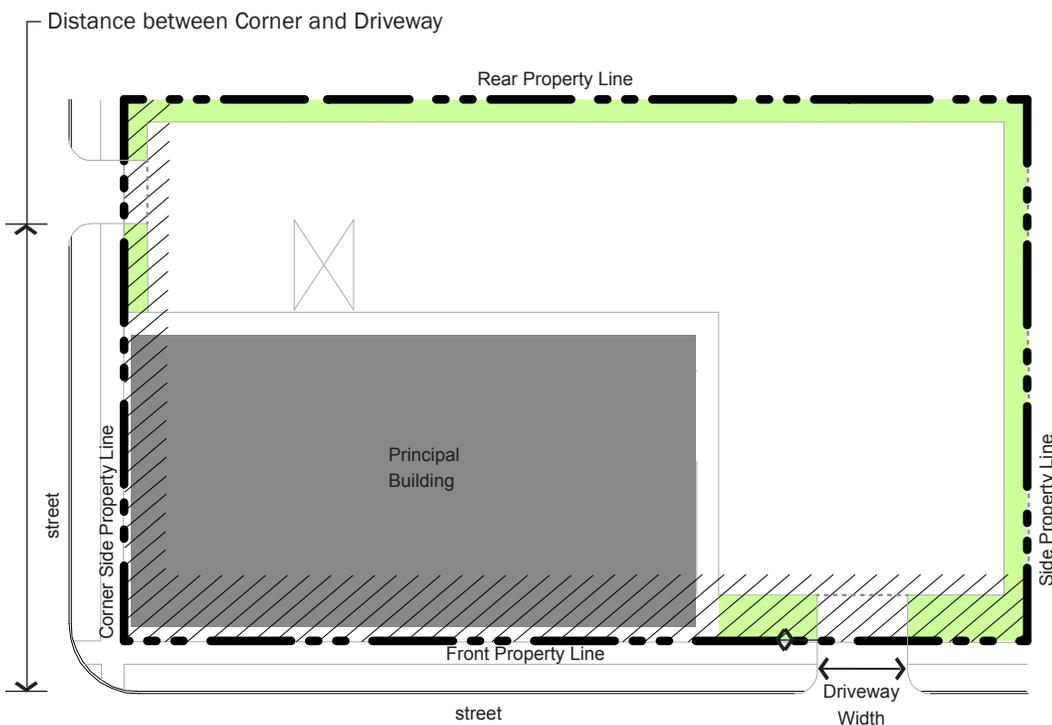


Figure 8.5 (1). Driveway Width and Location.

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9.0 Sign Types

9.0 Sign Types

9.1 General Requirements.

1. Intent.

This section seeks to enhance the economic and aesthetic appeal in each Subdistrict through the reasonable, orderly, safe, and effective display of signage.

2. Applicability.

These standards shall apply to all Subdistricts for non-residential uses only. Unless otherwise stated in this chapter, all requirements of the South Ogden, Utah City Code pertaining to sign requirements shall apply. Refer to the South Ogden City Sign Code (Title 10, Chapter 21) for permit processes, construction, design, and maintenance standards.

3. General Compliance.

Compliance with the regulations outlined shall be attained under the following situations.

- (1) Newly Constructed or Reconstructed Signage. All new signs and structural improvements to existing signs.
- (2) Change in Use for Single Business Signage. For signage serving one business, whenever the existing Use is changed to a new use resulting in a change in signage, including rewording.
- (3) Multiple-Business Signage. For signage serving multiple businesses, whenever 50% or more of the existing uses are changed to new uses resulting in a change in signage, including rewording.
- (4) Damage or Destruction. When a sign has been damaged or destroyed by fire, collapse, explosion or other cause and the cost of restoration is greater than 50% of the replacement value at the time of the destruction or damage, the replacement sign shall comply with the standards in this article.

4. Prohibited, Temporary, Exempt Signage

Refer to the South Ogden, Utah City Code for information on Prohibited, Temporary, and Exempt Signs.

5. Sign Location.

Unless otherwise specified, signs shall only be located within the boundaries of the lot and not in the right-of-way or on public property.

- (1) Certain Sign types may extend beyond a property line into the right-of-way or public property with permission from the City and in accordance with the regulations outlined in this section.
- (2) No sign shall be attached to a utility pole, tree, standpipe, gutter, or drain.
- (3) Signs shall be erected so as to permit free ingress to or egress from any door, window, the roof, or any other exit-way required by the building code or by fire department regulations.

- (4) No Sign shall be erected or maintained in such a manner as to obstruct free and clear vision of, interfere with, or be confused with any authorized traffic sign, signal, or device.

6. Illumination.

All signs shall be illuminated according to the following provisions unless otherwise stated.

- (1) Signs shall be illuminated only by steady, stationary light sources directed solely at the Sign or internal to it, **except as permitted for Electronic Message Boards.**
- (2) Individual letters or logos may be internally illuminated as permitted per each sign type; no other portion of the sign shall be internally illuminated, **except as permitted for Electronic Message Boards or unless otherwise stated.**
- (3) When an external artificial light source is used to illuminate a sign, the lamp (or bulb) shall be located, shielded, and directed so as to not be visible from any public street or private residence.
 - (a) No receptacle or device housing a permitted light source which is attached to the sign itself shall extend more than 18 inches from the face of the Sign.
 - (b) If ground lighting is used to illuminate a sign, the receptacle or device should not extend more than 12 inches above ground and must be fully screened and housed.
- (4) The illumination of any sign, resulting from any internal or external artificial light source, shall not exceed 250 nits at the Sign face during the day and 125 nits at the Sign face after sunset, with no light trespass onto adjacent property.
 - (a) **Signs located within "Core" subdistricts are exempt from this standard.**

7. Computation.

The following standards generally apply to computing the area of signs by type and by building lot. Refer to the Sign Types 9.3-9.11 for more information.

- (1) Exempt and temporary signs are not included in the maximum signage area calculations, unless otherwise specified.
- (2) Height for freestanding signs is measured from the average grade at the front property line to the top of the sign, sign cabinet, or cap, whichever is highest.
- (3) For the purposes of determining area, lot width or frontage is measured along the front property line.
 - (a) If the lot is a corner lot, the width shall be measured along the front yard.
 - (b) Building frontage is the width of the front facade of a building.

9.2 Sign Types.

1. Sign Type Requirements.

The following pertain to specific sign types detailed in this section.

- (1) Permitted Quantity of Signage by District. Table 9.2 (1) details the maximum permitted amount of signage on a lot within each subdistrict. Refer to 3.0 Establishment of Subdistricts for more information on each subdistrict.
 - (b) Window Signs. Window Signs shall not count towards a lot's maximum permitted amount of signage. Refer to 9.9 Window Signs.
 - (c) Signs Located on Parking Lots. One sign is permitted in addition to the maximum Signage quantities detailed in Table 9.2 (1) provided the following.
 - (1) Permitted Sign Types are a wall, projecting, or awning sign.
 - (2) Maximum sign area is 30 square feet.
 - (3) Permitted location is either the side or rear facade along a parking lot;
 - (d) Through Lots. In addition to the maximum amount of signage permitted per lot, through lots may incorporate an additional 30 square feet of signage permitted for the Lot located in either the rear yard or along the rear facade.
- (2) Exempt/Temporary Signs. Table 9.2 (1) does not apply to exempt or temporary signs unless otherwise specified.
- (3) Iconic Sign Elements. Iconic Sign Elements of three dimensional symbols or logos are permitted under the following conditions.
 - (a) Symbol or Logo Size. The symbol may not be larger than four feet in any direction, included in overall sign area and the surface area counts towards the Maximum Permitted Quantity of Signage per Lot.
 - (b) No moving parts or external illumination of the symbol may be provided.
 - (c) Text. The text component of the sign may not be more than 30% of the overall area of the sign.

Maximum Permitted Quantity of Signage Per Lot		
"Core" Districts	"General" Districts	"Edge" Districts
2 square feet per 1 linear foot of lot width with a maximum of 200 square feet. An additional 40 square feet per additional tenant over 3 tenants permitted	1.5 square feet per 1 linear foot of lot width with a maximum of 200 square feet	No signage permitted

Table 9.2 (1). Permitted Quantity of Signage by Place Type & District.

9.0 Sign Types

9.3 Wall Sign.

1. Description.

Wall Signs, also known as flat or band signs, are mounted directly to the building face to which the sign is parallel. Refer to Figures 9.3 (1) and 9.3 (2).

2. General Requirements.

Wall Signs shall be developed according to the standards in Table 9.3 (1).

- (1) Building Openings. Wall Signs shall not cover windows or other building openings.
- (2) Architectural Features. Wall Signs shall not cover architectural building features.
- (3) Murals. Murals, a type of Wall Sign painted onto the building face displaying the business name or activity, are prohibited on front facades.

3. Computation.

The area of a Wall Sign is calculated using the following information.

- (1) Wall Signs. Area is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements, as is illustrated in Figure 9.3 (2).
 - (a) Area Credit. All areas that utilize individual alphanumeric characters or logos (including only those using wood, wood substitute, metal, or masonry) may use a total area of 90% of the calculation as outlined above.
- (2) Mural Sign. Area is calculated by measuring the area of the smallest square or rectangle that can be drawn around all of the sign elements, including any painted background.

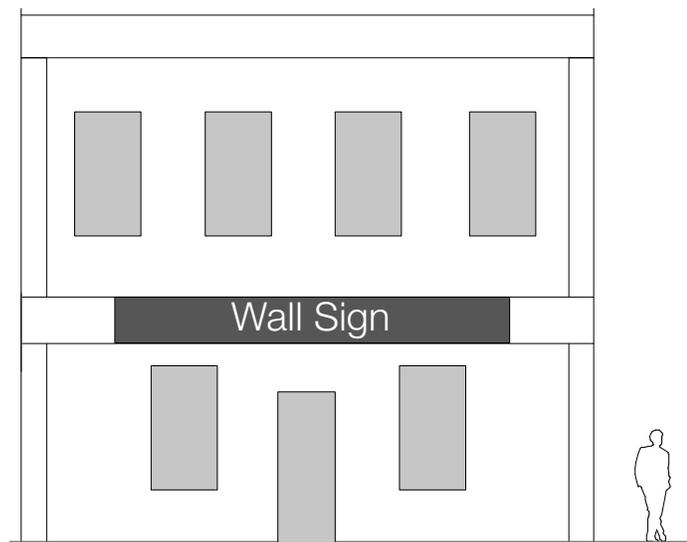


Figure 9.3 (1). Wall Sign.

Wall Sign Requirements	
Permitted Districts	All Subdistricts
Sign Area	No maximum area for sign type; Refer to Table 9.2 (1) for maximum per lot
Height	2' maximum letter or element height
Location on the Building or Site	Permitted on all facades
Placement on the Building or Site	1' maximum projection from building face
Quantity	1 per tenant per public ROW frontage; 1 per tenant per side or rear facade on a parking lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, masonry & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos

Table 9.3 (1). Wall Sign Requirements.



Figure 9.3 (2). Measuring Wall Signs.

9.4 Projecting Sign.

1. Description.

A Projecting Sign is attached to and projects from a building face or hangs from a support structure attached to the building face. Sign faces are typically perpendicular to the building face, but may be at an angle greater than 45 degrees from the facade. The sign may be vertically or horizontally oriented. Refer to Figure 9.4 (1).

2. General Requirements.

Projecting Signs shall be developed according to the standards in Table 9.4 (1).

3. Computation.

The area of a Projecting Sign is equal to the area of one of the sign's faces.

Projecting Sign Requirements

Permitted Subdistricts	All non-residential Subdistricts
Sign Area	No maximum area for sign type; Refer to Table 9.2 (1) for maximum per lot
Height	8' maximum sign length, 8' minimum clearance to walk required
Location on the Building or Site	Permitted on all facades; Sign and structural supports shall not extend above the eave or parapet
Placement on the Building or Site	Shall not project closer than 3' from back of curb
Quantity	1 per tenant per public ROW frontage; 1 per tenant per side or rear facade on a parking lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, masonry & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos

Table 9.4 (1). Projecting Sign Requirements.

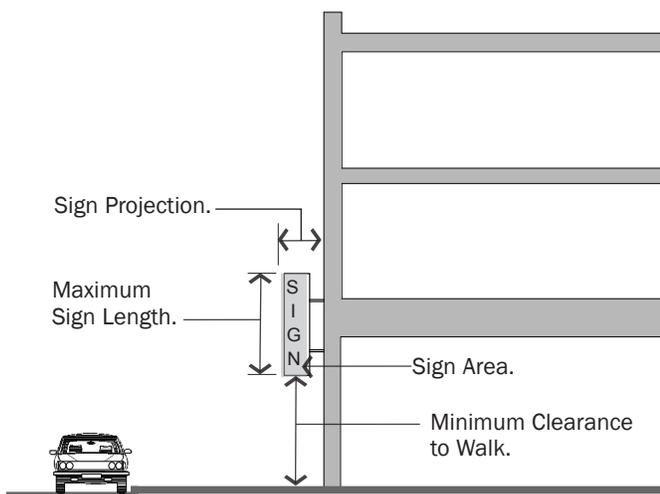


Figure 9.4 (1). Projecting Sign.

9.0 Sign Types

9.5 Projecting Marquee Sign.

1. Description.

A Projecting Marquee Sign is a projecting sign designed to have manually changeable copy and two to three sign faces. Refer to Figure 9.5 (1).

2. General Requirements.

Projecting Marquee Signs shall be developed according to the standards in this section and Table 9.5 (1).

- (1) **Manually Changeable Copy Boards.** Manually Changeable Copy Boards are permitted on Projecting Marquee Signs in the Core Districts by right, provided the following conditions are met:
 - (a) The area of the boards cannot equal greater than 30% of the area of the sign face on which it is located or 32 square feet, whichever is less.
 - (b) One sign of any type containing a Manually Changeable Copy Board is permitted per lot.

3. Computation.

The sign area is calculated by combining the area of all exposed sign faces and the cabinet or structure surrounding them.

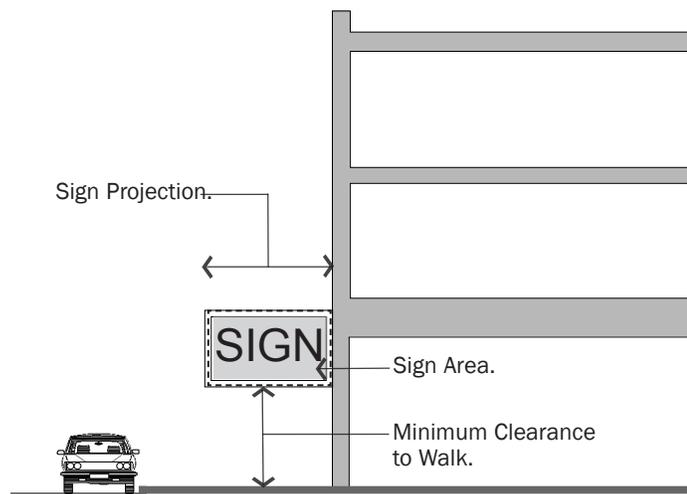


Figure 9.5 (1). Projecting Marquee Sign.

Projecting Marquee Sign Requirements	
Permitted Districts	All "Core" and "General" Subdistricts, limited to Assembly Uses or Theater Uses per 4.0 Uses.
Sign Area	No maximum area for sign type; minimum two faces per sign. Refer to Table 9.2 (1) for maximum per lot
Height	10' minimum clearance to walk required
Location on the Building or Site	Front & corner side facades only
Placement on the Building or Site	Maximum projection from building is 6'; Shall not project closer than 1' from back of curb
Quantity	1 per lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, masonry & neon glass; Plastic & synthetics permitted only on Sign face; [Electronic Message and] Manually Changeable Copy Boards permitted with conditions ¹

Table 9.5 (1). Projecting Marquee Sign Requirements.

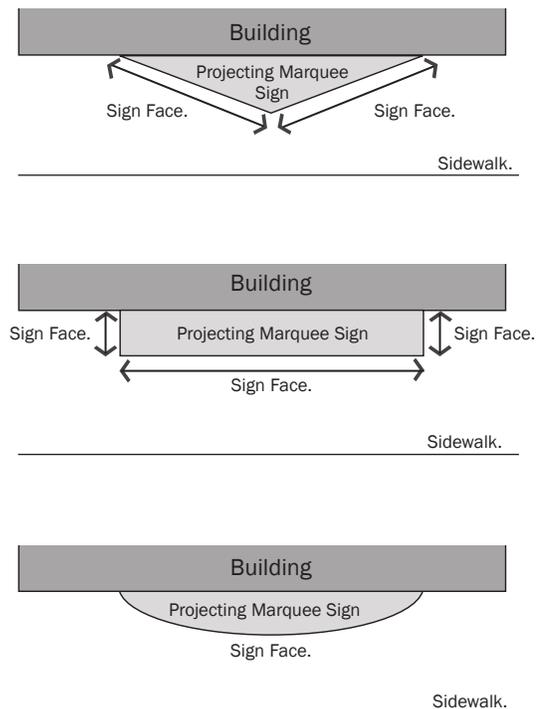


Figure 9.5 (2). Projecting Marquee Sign Plan.

9.6 Awning Sign.

1. Description.

A sign that is mounted, painted, or otherwise applied on or attached to an awning or canopy. Refer to Figures 9.6 (1) and 9.6 (2).

2. General Requirements.

Awning Signs shall be developed according to the standards in Table 9.6 (1).

3. Computation.

The area of an Awning Sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements of the sign portion of the awning, as is illustrated in Figure 9.6 (2).

Awning Sign Requirements

Permitted Subdistricts	All Subdistricts
Sign Area	Up to 50% of the awning may be used for Signage; Refer to Table 9.2 (1) for maximum per lot
Height	8' minimum clearance to walk required
Location on the Building or Site	Permitted on all facades
Placement on the Building or Site	Maximum projection from building is 6'; Shall not project closer than 2' from back of curb; Shall not block any window, door, or the building roof.
Quantity	1 per tenant per street frontage; 1 per tenant per side or rear facade on a parking lot
Internal Illumination	Not permitted
Materials	Cloth, canvas, metal, or wood; All supports shall be made of metal or wood

Table 9.6 (1). Awning Sign Requirements.

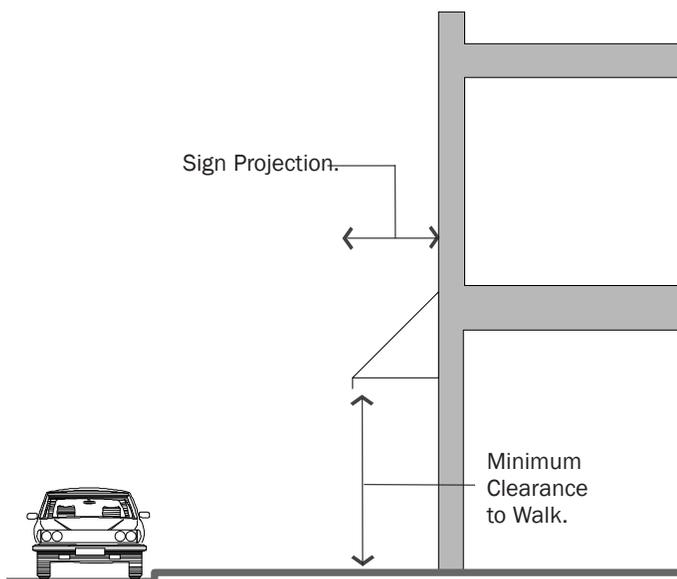


Figure 9.6 (1). Awning Sign.

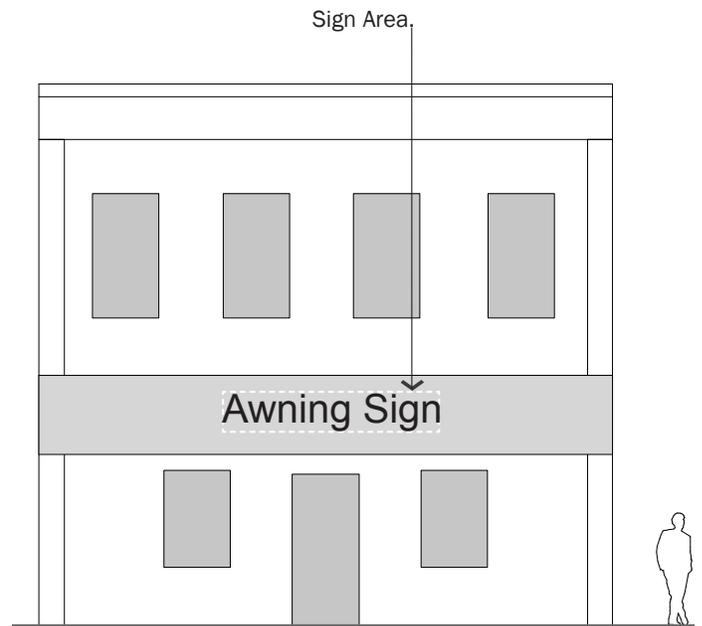


Figure 9.6 (2). Measuring Awning Signs.

9.0 Sign Types

9.7 Canopy-Mounted Sign.

1. Description.

A sign with individual alphanumeric characters and/or logos that is mounted on top of a permanent canopy. Refer to Figures 9.7 (1) and 9.7 (2).

2. General Requirements.

Canopy-Mounted Signs shall be developed according to the standards in Table 9.7 (1).

3. Computation.

The area of a Canopy-Mounted Sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements of the sign portion of the Canopy-Mounted Roof Sign, as is illustrated in Figure 9.7 (2).

Canopy-Mounted Sign Requirements

Permitted Subdistricts	All Subdistricts
Sign Area	No maximum area for sign type; Refer to Table 9.2 (1) for maximum per lot
Height	2' maximum letter or element height; Cannot project more than 2' above roof line of canopy
Location on the Building or Site	Permitted on all facades; not intended for the principal roof of the building
Placement on the Building or Site	Shall not project beyond the front edge of the canopy; Shall not block any window, door, or the building roof.
Quantity	1 per tenant per public ROW frontage; 1 per tenant per side or rear facade on a parking lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos

Table 9.7 (1). Canopy-Mounted Sign Requirements.

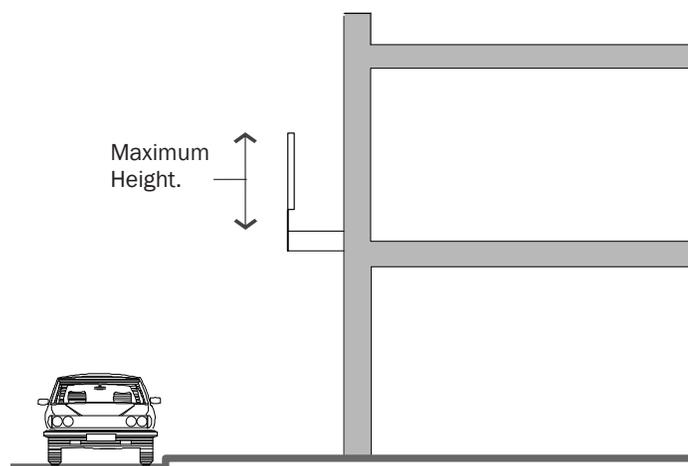


Figure 9.7 (1). Canopy-Mounted Sign.

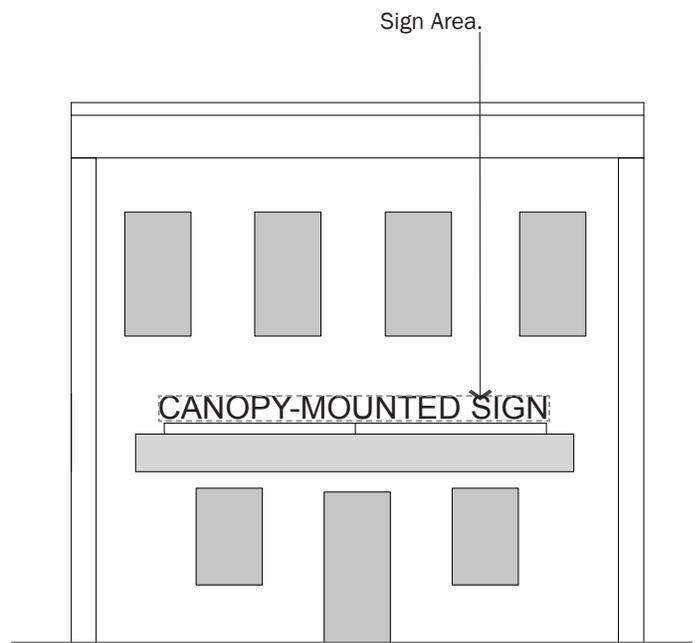


Figure 9.7 (2). Measuring Canopy-Mounted Signs.

9.8 Roof Sign. [OPTIONAL]

1. Description.

A Roof Sign consists of individual letters or elements. It is erected on the roof of a building and projects above the highest point of the roof line or parapet of the building. It is typically situated parallel to the adjacent street and does not project beyond the front facade of the building. Refer to Figures 9.8 (1) and 9.8 (2).

2. General Requirements.

Roof Signs shall be developed according to the standards in Table 9.8 (1).

3. Computation.

The area of a Roof Sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements as is illustrated in Figure 9.8 (2).

Roof Sign Requirements

Permitted Districts	"Core" and "General" districts
Sign Area	1.5 sq ft per 1' building frontage, 100 sq ft maximum
Height	3'-6" maximum height of letters & elements; Cannot project more than 4' above roof line or top of parapet
Location on the Building or Site	Above parapet or eave of roof type on any building. Roof Signs shall not be visible from any single family district.
Placement on the Building or Site	Shall not project beyond the front facade of the building
Quantity	1 per lot
Internal Illumination	Permitted for individual letters and logos. External illumination is not permitted.
Materials	Solid wood, metal, masonry; Plastic & synthetics permitted only as separate alphanumeric characters or logos Neon glass is permitted provided the neon is not visible from the rear of the sign.

Table 9.8 (1). Roof Sign Requirements.

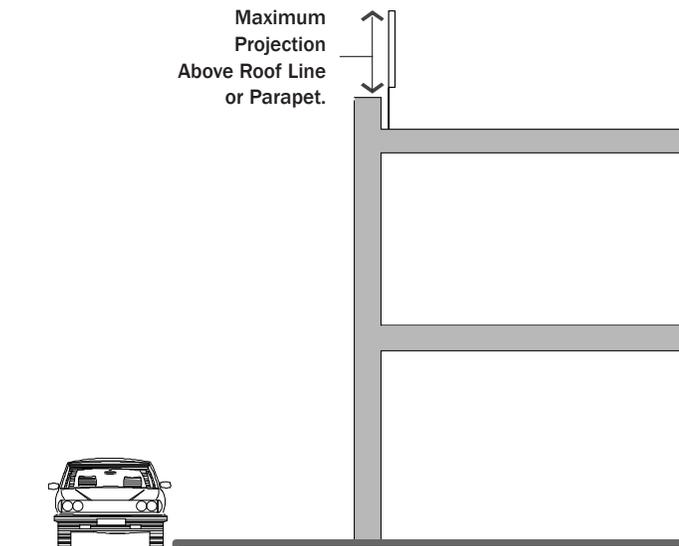


Figure 9.8 (1). Roof Sign.

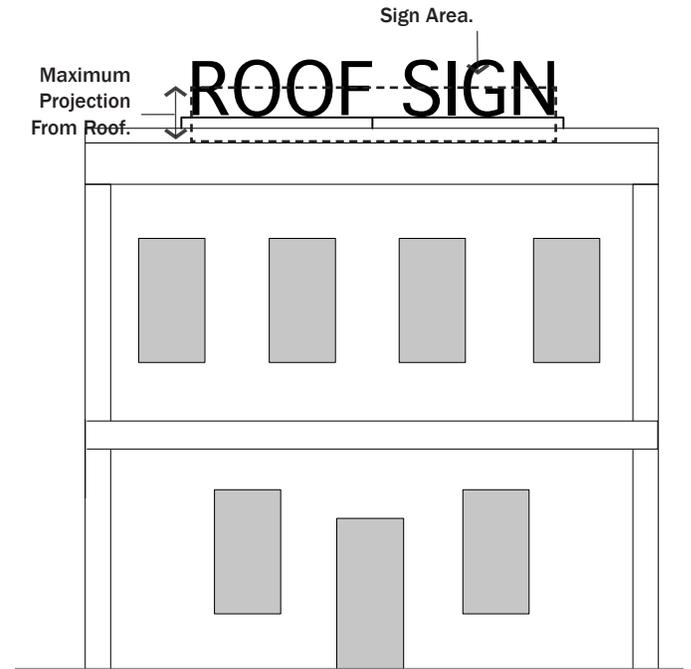


Figure 9.8 (2). Measuring Roof Signs.

9.0 Sign Types

9.9 Window Sign.

1. Description.

A Window Sign is posted, painted, placed, or affixed in or on a window exposed for public view or is a sign hung inside the building facing the window for public view. Refer to Figure 9.9 (1).

2. General Requirements.

Window Signs shall be developed according to the standards in Table 9.9 (1).

3. Computation.

A series of windows that are separated by frames or supporting material of less than six inches in width shall be considered a single window for the purposes of computation.

- (1) Measurement. To measure sign area percentage, divide the total sign area by the total window area, as illustrated in Figure 9.9 (1).
- (2) Maximum Allowance. Window Signs are not counted toward a site's maximum signage allowance.
- (3) Exempt Signs. Address and hours of operation are considered exempt Signs and are not counted in the Window Sign area calculation. Refer to 9.2.1 (2) Exempt Signs.
- (4) Temporary Window Signs. Temporary Window Signs must be included in the total percentage of signage per window calculation. Refer to 9.2.1 (2) Temporary Signs.
- (5) Window Signs may not be internally illuminated except for neon or similar illuminated window signs.

Window Sign Requirements

Permitted Subdistricts	"Core" & "General" Subdistricts
Sign Area	Up to 30% of a set of continuous windows may be covered with signage; No more than 50% of any one window panel may be covered with signage
Height	No maximum
Location on the Building or Site	Permitted on all facades
Placement on the Building or Site	Ground or upper story windows; May be affixed to window or hung/mounted behind glass
Quantity	No maximum quantity, based on window Sign area for ground story; 1 per tenant per floor for upper stories
Internal Illumination	Not permitted, except on neon or similarly illuminated window signs
Materials	Drawn, painted, or affixed on the glass; Wood, metal, neon glass, plastic, or other similar materials also permitted

Table 9.9 (1). Window Sign Requirements.

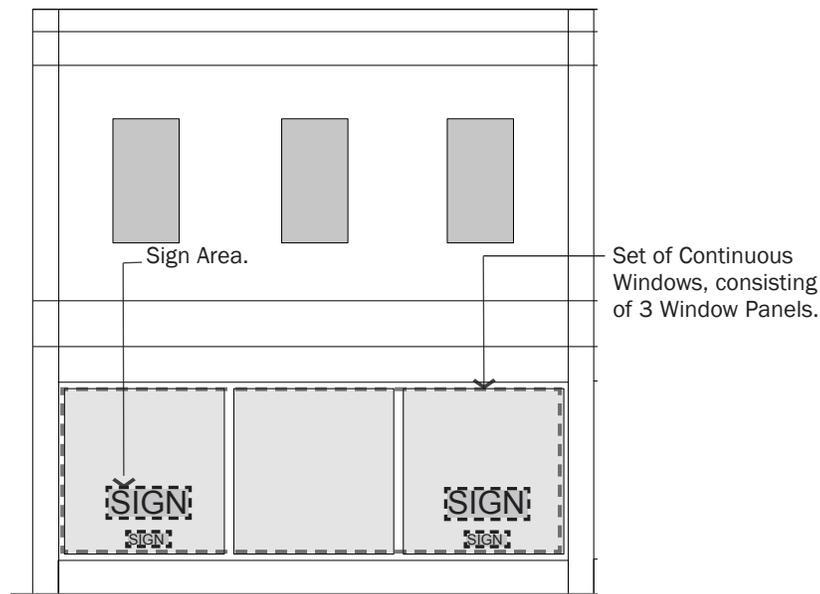


Figure 9.9 (1). Measuring Window Signs.

9.10 Monument Sign.

1. Description.

A Monument Sign is freestanding; it is located in a front or side yard of a lot. Refer to Figures 9.10 (1) and 9.10 (2).

2. General Requirements.

Monument Signs shall be developed according to the standards in Table 9.10 (1).

- (1) Multiple Tenants. Multiple tenant buildings on a lot with a width of greater than 300 feet, measured across the front property line, may have signage with the following parameters:
 - (a) Up to two Monument Signs on one frontage.
 - (b) Signs shall be at least 150 feet apart.
- (2) Pole-Mounted Signs. Monument Signs may not be pole-mounted.
- (3) Manually Changeable Copy. The area of any Manually Changeable Copy cannot equal greater than 50% of the area of the sign face on which it is located or 20 square feet, whichever is less.

3. Computation.

The area of a two-sided Monument Sign is equal to the area of one Sign face. The area of a three- or four-sided Monument Sign is equal to the total area of each sign face. This measurement includes the sign, any cabinet in which it is enclosed and the electronic message center, but excludes the base of the sign.

- (1) Measuring Height. Height shall include the sign face, base, cabinet, and ornamental cap.

Monument Sign Requirements	
Permitted Subdistricts	"Core" & "General" Districts
Sign Area	Maximum 70 sq ft per Sign face
Height	Maximum height 6'
Location on the Building or Site	Front or Corner Yards
Placement on the Building or Site	10' Setback from driveways & side property line; 3' Setback ¹ from front & corner property lines
Quantity	1 per public ROW frontage
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal & masonry; Plastic & synthetics permitted on Sign face; Electronic Message Board permitted in certain districts.

¹ If placed closer than five feet from the front and corner side property lines, sign must not be located in a sight triangle extending 10 feet from either side of an intersection of a driveway and a vehicular right-of-way or two vehicular rights-of-way.

Table 9.10 (1). Monument Sign Requirements.

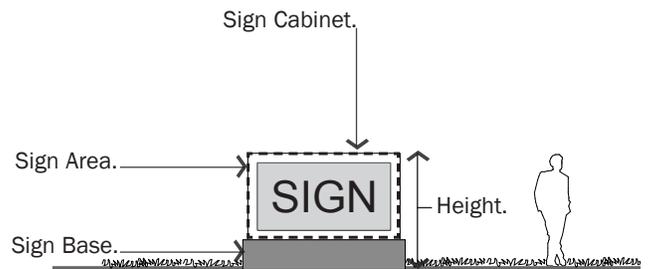


Figure 9.10 (1). Monument Sign.

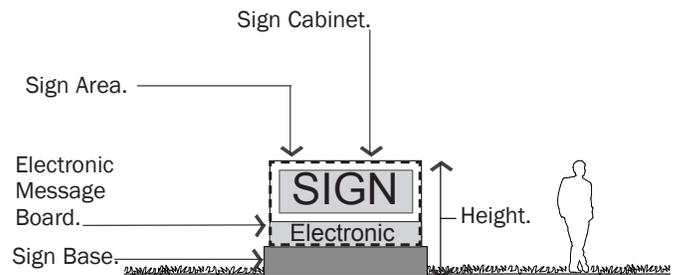


Figure 9.10 (2). Monument Sign with EMB.

9.0 Sign Types

9.11 Ped-Scale Pole-Mounted Sign. [OPTIONAL]

1. Description.

A Ped-Scale Pole-Mounted Sign is freestanding and may be mounted on one or two poles. Three configurations are permitted. Refer to Figure 9.11 (1).

- (1) A sign mounted onto a double set of poles.
- (2) A sign mounted on a single pole.
- (3) A sign hanging from a single pole.

2. General Requirements.

Ped-Scale Pole-Mounted Signs shall be developed according to the standards in Table 9.11 (1).

3. Computation.

The area of a Pole-Mounted Sign is equal to the area of one sign face, including the Electronic Message Board.

Ped-Scale Pole-Mounted Sign Requirements

Permitted Subdistricts	"Core" & "General" Subdistricts
Sign Area	8 sq ft maximum area per sign face
Height	8' maximum height for sign mounted or hanging on a single pole; 5' for sign mounted on double set of poles; Each pole shall have a maximum size of 3.5" by 3.5"
Location on the Building or Site	Front or Corner Yards
Placement on the Building or Site	2' setback from front & corner property lines; Cannot overhang property lines
Quantity	1 per lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal & masonry; Plastic & synthetics permitted on Sign face

Table 9.11 (1). Ped-Scale Pole-Mounted Sign Requirements.

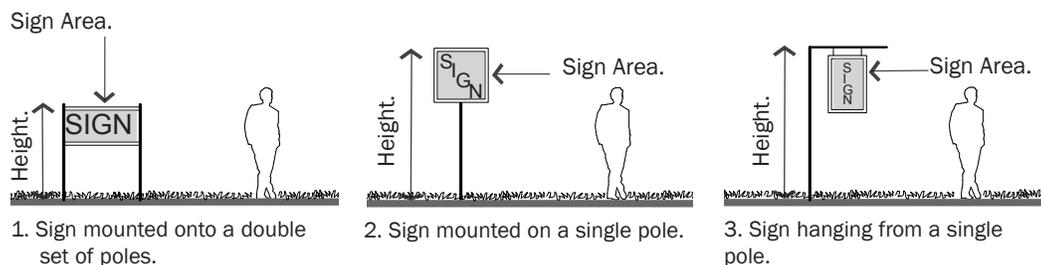


Figure 9.11 (1). Three Types of Ped-Scale Pole-Mounted Signs.